



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Sendero Verde Redevelopment

Project - Parcel B

75 East 111<sup>th</sup> St./60 East 112<sup>th</sup> St.  
New York, NY 10029

SITE No. C231128

NYSDEC REGION 2

July 2019

## Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

### **New York Public Library - Aguilar Branch**

174 East 110<sup>th</sup> Street,  
New York, NY 10029  
(212) 534-2930

### **Borough Community Board #11**

1664 Park Avenue,  
New York, NY 10035  
(212) 831-8929

## Who to Contact:

Comments and questions are always welcome and should be directed as follows:

### **Project-Related Questions**

Nigel N. Crawford, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street,  
Long Island City, NY  
(718) 482-7778  
[nigel.crawford@dec.ny.gov](mailto:nigel.crawford@dec.ny.gov)

### **Project-Related Health Questions**

Mark Sergott  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
(518) 473-0771  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## **Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced**

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Sendero Verde Redevelopment Project-Parcel B site ("site") located at 75 East 111<sup>th</sup> Street/ 60 East 112<sup>th</sup> Street, Manhattan, New York County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the lack of potential for off-site migration of contaminants in the groundwater; and the lack of potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **July 25** through **September 9, 2019**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed dual Unrestricted/Restricted Residential Use remedy consists of:

- Installation of excavation support (e.g., sheeting and shoring) to reach the proposed excavation depths.
- Excavation and off-site disposal of approximately 18,600 cubic yards of soil. Approximately 450 cy of the total may be disposed of as hazardous waste, pending delineation sampling. In the area of the proposed building footprints soil will be excavated to achieve the unrestricted use soil cleanup objectives (SCOs). In the area outside the building footprints, the restricted residential use SCOs will be used to guide the excavation.
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;  
Dewatering, in compliance with city, state, and federal laws and regulations during excavation activities. Extracted groundwater will either be containerized for off-site disposal or will be treated on-site to meet pretreatment requirements prior to discharge to the sewer.

# BROWNFIELD CLEANUP PROGRAM

- Installation and maintenance of a site cover system on the restricted-residential portion of the site.
- Imposition of an institutional control in the form of an Environmental Easement for the portions of the site that do not achieve an unrestricted use cleanup.
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial elements.

A site-specific Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) will be implemented during all ground intrusive activities.

The proposed remedy was developed by SV-B Owners LLC (“volunteer”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A Remedial Investigation Report, which describes the results of the site investigation, was submitted concurrently with the Remedial Action Work Plan and is available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The approximately 1.4 acre site is located in the East Harlem section of Manhattan and is bounded by East 112<sup>th</sup> Street to the north, Park Avenue to the east, East 111<sup>th</sup> Street to the south, and Madison Avenue to the west. The site is currently vacant. Most recent uses of the site include a baseball field with community gardens on the eastern and southwestern site perimeters. The ballfield and community gardens were vacated in February 2018. There are no permanent structures on the site and the site is completely surrounded by a chain-link fence.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental site Remediation Database (by entering the site ID, C231128) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), metals and pesticides, which are present site-wide in soil and groundwater and are likely associated with historic urban fill. Low levels of petroleum-related compounds and some chlorinated volatile organic compounds are present in soil vapor.

**Brownfield Cleanup Program:** New York’s Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

*We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.*

### Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

It’s quick, it’s free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/ announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

Site Location Map

