



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

Harlem Park

**1800 Park Avenue
New York, NY 10035**

SITE No. C231041

NYSDEC REGION 2

February 2016

Cleanup Action Completed at Brownfield Site

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

New York Public Library

Harlem Branch
9 West 124th Street
New York, NY 10027
(212) 348-5620
Call for hours

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:

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

Project Related Questions

Shaun Bollers, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
shaun.bollers@dec.ny.gov

Public Health questions:

Albert DeMarco
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

**For additional information on the New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

Action has been completed to address the contamination related to the Harlem Park Site (the "site") located at 1800 Park Avenue, Manhattan, New York County under New York State's Brownfield Cleanup Program. Please see the attached map for the site location.

Cleanup activities were performed by Harlem Park Acquisition LLC ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Site Description and Background: The site is located at the southwest corner of the intersection of Park Avenue and 125th Street and is identified as Block 1749, Lot 33 on the New York City Tax Map. The site is approximately 36,050 square feet (0.83 acres) and is located on the city block bordered by 125th Street to the north, Park Avenue to the east, 124th Street to the south, and Madison Avenue to the west. From about 1896 until 1979 the site was occupied by a hotel and several 4-story dwellings. By 1979 the structures had been demolished and the site paved for parking. The site is being redeveloped into a 12-story residential building.

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 7,953 cubic yards of contaminated historic fill, 195 cubic yards of soil containing high levels of lead, and 2,312 cubic yards of soil containing hazardous levels of lead. Excavation activities included removal of hotspot grids exceeding site-specific soil cleanup objectives.
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of the Site Specific Soil Cleanup Objectives.
- Construction and maintenance of an interim site cover system consisting of a filter fabric demarcation layer followed by a 2 foot layer of recycled concrete aggregate to prevent human exposure to remaining contaminated soil/fill remaining at the site.
- Development and implementation of a Site Management Plan (SMP) for long term maintenance of the remedy.
- Recording of an Environmental Easement to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list. The Volunteer will be able to redevelop the site after receiving a Certificate of Completion. In addition, the Volunteer:

- will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and

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- will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, a Volunteer does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

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.

Site Location Map

