

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: 4566 Broadway Avenue (Nagle)
DEC Site #: C231054
Address: 4566 Broadway Avenue
New York, NY 10040

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 4566 Broadway Avenue (Nagle) site ("site") located at 4566 Broadway Avenue, New York under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by the Brownfield Cleanup Program (BCP) applicant with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- Excavation of tetrachloroethene (PCE) contaminated soil to pre-defined limits and transportation off-site for proper disposal. The soil excavation will occur near the northeast corner of the property, behind the small on-site structure. Physical constraints may not allow excavation of all of the soil above the restricted residential soil cleanup objectives (RRSCO) for PCE but most of the PCE contamination will be removed.
- A Soil Vapor Extraction (SVE) system will be installed to remediate the residual contamination. SVE is an in-situ technology used to treat volatile organic compounds in soil. The process physically removes contaminants from the soil by applying a vacuum to a SVE well which will be installed into the area below the ground but above the water table.
- Imposition of an institutional control in the form of an environmental easement for the controlled property that requires the remedial party to complete and submit to the Department a periodic certification of institutional and engineering controls, allows the use and development of the controlled property for restricted residential, commercial or industrial use, restricts the use of groundwater as a source of potable or process water, and requires compliance with the Department approved Site Management Plan.

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: The site is located in urban area on a triangularly shaped parcel in the upper west side of Manhattan, at the northeast corner of Broadway and Nagle Avenue. The area is referred as the “Inwood” section of upper Manhattan and the site is approximately 0.36 acres in size.

Site Features: The whole footprint of the site is now paved and fenced with a lockable gate. There is a small one story structure at the east corner which is used by the parking attendant.

Current Zoning/Uses: The site's zoning district is C2-2/R-7-2 which is used for commercial and residential purposes. Currently, the site is used for a 24-hour parking facility, but until 2005 it was used as a gasoline service station. The surrounding parcels are currently used for a combination of commercial and residential purposes. Adjacent to the site on the north side is an eight story residential apartment building; Intermediate School (IS) #218 is located further north; an open space and outdoor recreation area for IS #218 is located just northeast of the site. Fort Tryon Park is located west of the site across Broadway.

Historic Uses: From the 1920's through the 1950's, the site was used as a gasoline service station and auto repair shop. After that period until 2005, the site was used as only a gasoline service station under several ownerships. Prior use that appears to have led to site contamination includes leaks and spills from gasoline service operations and auto repair activities. During October 2005 all underground storage tanks (USTs) which had been used for gasoline/petroleum products, were removed for disposal off-site. During this removal noticeable petroleum staining of subsurface soil was detected. A Brownfield Cleanup Agreement was executed in September 2006.

Site Geology and Hydrogeology: The site is located approximately 30-feet above mean sea level. The site stratigraphy (from the ground surface down) consists of six inches of concrete or

asphalt followed by a layer of six inches of sand; below that there is fill material which consists of coarse and fine sand, some silt, with varying amounts of coal, brick, wood and glass, encountered to a depth of approximately 11 feet below ground surface (bgs). Depth of groundwater ranges from 7 feet to 12 feet bgs and flows towards the east, southeast.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C231054>

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 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>

FOR MORE INFORMATION

Where to Find Information

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

The New York Public Library, Inwood Branch
4790 Broadway Ave
New York, NY 10034-4916
phone: (212) 942-2445

Manhattan Community Board 12
Attn: Pamela Palanque-North
711 W 168th Street
New York, NY 10032
phone: 212-568-8500

Who to Contact

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

Project-Related Questions

Sadique Ahmed
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9656
sxahmed@gw.dec.state.ny.us

Site-Related Health Questions

Albert J DeMarco
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
518 402 7880
BEEI@health.state.ny.us

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: <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.

Site Location Map

