

**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

**NYSDEC Certifies Cleanup Requirements Achieved at
Brownfield Site**

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 4566 Broadway Avenue (Nagle) site ("site") located at 4566 Broadway Avenue, New York, NY under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 4566 Broadway, LLC, FABRIZIO REALTY CORP., and GASETERIA OIL, CORP. with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified below under "Where to Find Information."

Completion of Project

- Tetrachloroethene (PCE) contaminated soil was excavated to pre-defined limits from an area located northeast corner of the property to a depth of five (5) feet below surface grade (bsg). Approximately 20 cubic yards (26.85 tons) of contaminated soil were removed by excavation and transported off-site for proper disposal. Physical constraints did not allow excavation of all of the soil above the restricted residential soil cleanup objectives (RRSCO) for PCE. Most of the contamination removed from the site however still PCE contamination remains at the site. Remaining contamination is being treated with an active Soil Vapor Extraction (SVE) system.
- A Soil Vapor Extraction (SVE) system installed to remediate the residual contamination of petroleum hydrocarbon and PCE. A total of eight (8) Soil Vapor Extraction (SVE) points were installed throughout the residual contaminated zone. 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 SVE wells installed into the area below the ground but above the water table.
- An institutional control in the form of an environmental easement for the controlled

property that requires the remedial party or site owner to complete and submit to the Department. A periodic certification of institutional and engineering controls needs to be submitted by the property owner which will allow 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.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Groundwater Use Restriction
- Site Management Plan
- Land Use Restriction
- Institutional Control/Engineering Control Plan
- Monitoring Plan
- Operation and Maintenance Plan

The following engineering controls have been or will be put in place on the site:

- Cover System
- Soil Vapor Extraction

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 building at the east corner which was previously used by the parking attendant and currently holds all SVE system equipment.

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 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/extapps/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: Ebenezer Smith
530 West 166th St.
6th Floor
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
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9656
Email: sadique.ahmed@dec.ny.gov

Site-Related Health Questions

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

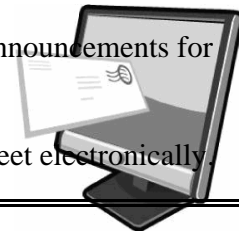
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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

