

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

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
Manhattan, NY 10027-5699
(212) 348-5620

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

Nigel Crawford P.E.
Project Manager
NYSDEC Region 2
47-40 21st Street
Long Island City, NY 11101
(718) 482-4010
nncrawfo@gw.dec.state.ny.us

Public Health questions:

Bridget Callaghan
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.state.ny.us

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

FACT SHEET #3

Brownfield Cleanup Program

**Former Shell Service Center
and Parking Garage Site
223-237 St. Nicholas Avenue
Harlem, NY 10471**

January 2014

**SITE No. C231067
NYSDEC REGION 2**

**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) to address contamination related to the Former Shell Service Center and Parking Garage Site ("site") located at 223-237 St. Nicholas Avenue, Manhattan, New York County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (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 potential for off-site migration of contaminants in the groundwater; and the 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 **January 9, 2014** through **February 23, 2014**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan: The cleanup plan is described in the draft RAWP. The proposed Track 1 remedy consists of:

- Excavation and proper off-site disposal of 15 underground storage tanks (USTs) associated with the former gas station (already completed as an Interim Remedial Measure, or IRM);
- Excavation and proper off-site disposal of all soil/fill exceeding Track 1 unrestricted use SCOs;
- Removal and treatment of impacted groundwater from deep excavation areas during dewatering activities, and treatment of residual contaminants in groundwater with an application of chemical oxidants;
- Screening for indications of contamination (by visual means, odor, and monitoring with PID) of all excavated soil during any intrusive Site work;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the performance of the remedy with respect to attainment of unrestricted SCOs and groundwater standards; and
- Implementation of a soil vapor intrusion evaluation to determine if vapor mitigation is needed in the proposed building.
- If a Track 1 Unrestricted Use cleanup is not achieved, construction and maintenance of an engineered site cover system to prevent human exposure to residual soil/fill remaining under the site;
- If a Track 1 Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary;

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- If a Track 1 Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.

The proposed remedy was developed by Ladera LLC (the "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 also available for review at the locations identified on Page 1.

Site Description: The site occupies 0.46 acres and is designated as Block 1945, Lots 30 and 35. Lot 30 is currently developed with a multi-story parking garage, and Lot 35 is occupied by a vacant single story auto garage which is associated with the former gas station. The Site is bounded by West 122nd St. to the north, St. Nicholas Ave. to the east, West 121st St. to the south, and multi-family residential/commercial buildings to the west. See the figure on the last page of this Fact Sheet for project location. Historic records show Lot 30 being utilized as a coal yard from at least 1902 through 1922. The Lot was also used as a junk yard from 1912 through 1922. The current parking garage building was constructed in 1922. Lot 35 housed a factory that manufactured livery carriages from 1902 to sometime before 1912. In 1912 the site was developed with a boarding house on the southern portion and "garage repairs" on the northern portion. The current gas station building was constructed in 1965 and was most recently operated as a Shell Service Station. The Station closed in 2009 and the property is currently vacant.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231067) at:

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

Summary of the Investigation: The primary contaminants of concern at the Site are petroleum and semi-volatile organic compounds (SVOCs) in soil and groundwater, and volatile organic compounds (VOCs) in soil vapor. A layer of fill material was identified throughout the site.

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 draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. 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.

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 have already signed up and received this fact sheet electronically.

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Site Location Map

