

**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 #4

Brownfield Cleanup Program

**Former Shell Service Station
and Parking Garage**
225-237 St. Nicholas Avenue
New York, NY 10027

February 2014

**SITE No. C231067
NYSDEC REGION 2**

**Environmental Cleanup to Begin
at Brownfield Site**

Action is about to begin that will address the contamination related to the Former Shell ("Site") located at 225-237 St. Nicholas Avenue, New York, New York County under New York State's Brownfield Cleanup Program ("BCP"). The cleanup activities will be performed by Ladera LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation ("NYSDEC"). The Remedial Action Work Plan ("RAWP") has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in early 2014, and are expected to last approximately 5 months.

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.

Highlights of the Remedial Action: The goal of the cleanup action for the Site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- 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.

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- 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; 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.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures for the protection of on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Significant Threat Determination: As part of every BCP project, NYSDEC is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations (6 NYCRR Part 375). Based on the types and levels of contaminants on the Site and the current and planned land uses in the area, NYSDEC, in conjunction with the New York State Department of Health, has determined that the Site does not represent a significant threat to public health and/or the environment.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report 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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant:

- 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 Final Engineering Report 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.

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

