



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

**Former Shell Service Station
and Parking Garage**
300 West 122nd Street
New York, NY 10027

SITE No. C231067

NYSDEC REGION 2

December 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

New York Public Library

Harlem Branch
9 West 124th Street
New York, NY 10027-5699
(212) 348-5620
Call for hours

Manhattan Community Board 10

215 West 125th Street, 4th Floor
New York, NY 10027
(212) 749-3105

Who to Contact

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

Project-Related Questions

Nigel Crawford, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-7778
nigel.crawford@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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 Former Shell Service Station and Parking Garage site ("site") located at 300 West 122nd Street, New York County, 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 Bespoke Harlem West LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C231067/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Remedial excavation to depths of 15 feet to approximately 26 feet below ground surface (bgs) and off-site disposal of approximately 21,000 tons of soil/fill material, including non-hazardous soil/historic fill and non-hazardous petroleum-contaminated soil, to meet restricted residential soil cleanup objectives (SCOs);
- Removal of one 100-gallon fuel oil underground storage tank (UST), eleven 550-gallon USTs, three 1,080-gallon USTs, one 50-gallon UST, one 150-gallon UST and one oil/water separator;
- Collection and analysis of endpoint samples to confirm SCOs were achieved;
- Extraction of contaminated groundwater via localized dewatering to facilitate the excavation and to remove the residual mass of petroleum-related volatile organic compounds (VOCs) in groundwater;
- Application of oxygen releasing compound to soil below the groundwater table over an approximate 2,000 square foot area of the remedial excavation as a post-groundwater extraction polishing measure to accelerate the rate of any naturally-occurring biodegradation of residual petroleum-related VOCs in groundwater;
- Collection and analysis of groundwater performance monitoring samples to document the effectiveness of the treatment program;
- Development of a Site Management Plan (SMP) for long-term

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management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls; (2) monitoring; (3) operation and maintenance; and (4) reporting; and

- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

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 put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

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

- Sub-membrane depressurization system

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- 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.

Site Description: The site is located at 300 West 122nd Street in Manhattan and is identified as Block 1948, Lot 35 on the Borough of Manhattan Tax Map. The site is 0.46 acres and is bordered by West 122nd Street to the north, St. Nicholas Avenue to the east, a five-story mixed-use building and West 121st Street to the south, and multi-story residential buildings to the west. Historic site uses in the southern portion of the site included a coal yard (early-1900s to 1920), a junk yard (1912 to 1922), and a multi-story parking garage constructed in 1922 and demolished in 2015. Historic site uses in the northern portion of the site included a factory that manufactured livery carriages from 1902 to sometime before 1912, the development of a boarding house and “garage repairs” in 1912, and a single-story garage was constructed in 1965 and operated as a Shell Service Station until the station closed in 2009. The on-site buildings were demolished in 2016. The site is being redeveloped into a 13-story residential and commercial building.

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/externalapps/derexternal/index.cfm?pageid=3>

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites:

<http://www.dec.ny.gov/pubs/109457.html>

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Site Location Map

