

**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

Yorkville Library
222 East 79th Street
New York, NY 10021-1295
(212) 744-5824
Call for hours

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

Shaun Bollers, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
snbollers@gw.dec.state.ny.us

Public Health questions:

Stephanie Selmer
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 #1

Brownfield Cleanup Program

1676 Third Avenue Site
1676 Third Ave.
New York, NY 10128

March 2013

**SITE No. C231079
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 1676 Third Avenue ("Site") located at 1676 Third Avenue, Manhattan, New York County. Please see the map for the site location. Documents related to the cleanup of this site are available for your review at the document repositories identified on the left-hand side of this page. NYSDEC is accepting written comments on the draft Remedial Action Work Plan and Preliminary Decision Document from March 14 through April 29, 2013.

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.

Draft Remedial Action Work Plan and Proposed Decision Document: The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan". The proposed Track 4 restricted residential use remedy consists of:

- Excavation and off-site disposal of contaminant source areas, including soil below the existing basement grade to the groundwater table where volatile organic compounds (VOCs) associated with petroleum contamination exceed the Protection of Groundwater Soil Cleanup Objectives (SCOs);
- In-Situ Chemical Oxidation (ISCO) will be utilized to treat petroleum associated VOCs in groundwater;
- Construction of a composite cover system consisting of (1) the structures such as buildings, pavement, or sidewalks comprising the site development, and/or (2) a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable restricted residential SCOs. Where the soil cover is required it will be a minimum of two feet of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential use;
- A sub-slab depressurization system along with a vapor barrier membrane, or a similar engineered system, to prevent the migration of vapors into the proposed development from soil and groundwater;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedy;
- Recording of an Environmental Easement to ensure implementation of the SMP.

The proposed remedy was developed by Bevin Associates LLC (the "Volunteer") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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BROWNFIELD CLEANUP PROGRAM

Site Description: The Site is located at 1676 Third Avenue in the City of New York, New York County and is identified as Block 1522, Lot 40 on the New York City Tax Map. The Site is approximately 930 square feet or 0.02 acres. It is located on the city block bordered by 94th Street to the north, Third Avenue to the east, 93rd Street to the south and Lexington Avenue to the west. The Site was used as a gasoline station with underground storage tanks (USTs) between the 1930s and early 1990s at which time the seven on-site tanks were pumped out and removed. Excavation at the Site for development purposes began in October 2011. Petroleum contaminated soil was encountered during excavation. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at: <http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C231079>

Summary of the Investigation: The results of the Phase II investigation in 2007 and a soil & groundwater sample analysis conducted in 2012 revealed that site soil and groundwater have been impacted by a petroleum (gasoline) release related to the site's former use as a gasoline filling station as evidenced by analytical data exceedances and observation of petroleum staining and odor.

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>

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Site Location Map

