

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
sboller@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 #2

Brownfield Cleanup Program

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

SITE No. C231079

May 2013

NYSDEC REGION 2

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 1676 Third Avenue site ("Site") located at 1676 Third Avenue, New York, New York County under New York State's Brownfield Cleanup Program ("BCP"). The cleanup activities will be performed by Bevin Associates LLC ("Volunteer") 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 June 2013, and are expected to last approximately 1 month.

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. A Site Location Map is attached.

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 - Excavation and off-site disposal of approximately 25 cubic yards of petroleum-impacted soil exceeding the Protection of Groundwater soil cleanup objectives (POG SCOs). Clean fill will be brought in to replace the excavated soil and to establish the design grades at the Site.
- In-Situ Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant will be applied to groundwater using five direct push temporary injection points in the basement of the Site.
- Composite Cover System – The new development will maintain a site cover, which will be comprised of a concrete building slab that will span the entire footprint of the Site.
- 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.

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.

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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 Volunteer 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 Volunteer. The Volunteer would be able to redevelop the site after receiving a Certificate of Completion. In addition, the Volunteer:

- 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 OVERVIEW: 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>

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.

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Site Location Map

