

**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  
[snboller@gw.dec.state.ny.us](mailto:snboller@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](mailto:beei@health.state.ny.us)

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

**FACT SHEET #3**

**Brownfield Cleanup Program**

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

**SITE No. C231079  
NYSDEC REGION 2**

**October 2013**

**Cleanup Action Completed at Brownfield Site**

Action has been completed to address the contamination related to the 1676 Third Avenue Site ("Site") located at 1676 Third Avenue, New York, New York under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Bevin Associates LLC ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted a draft Final Engineering Report for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

**Site Description and Background:** 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 Site Cleanup:** The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of contaminant source areas as practical, including soil below the existing basement grade (within the foundation walls) to the groundwater table where VOCs associated with petroleum contamination exceed the Protection of Groundwater SCOs (PGSCOs);
- In-situ treatment of VOC-impacted soil and groundwater with the application of a chemical oxidant, sodium persulfate, using open excavation applications, direct push temporary injection points, and permanent groundwater monitoring wells;
- Collection and analysis of endpoint documentation soil samples;
- Backfilling of remedial excavation areas to development grade with virgin, native imported crushed stone;
- Construction and maintenance of a composite cover system consisting of a concrete building slab that spans the entire footprint of the Site to prevent human exposure to residual contaminated soil remaining at the Site;
- Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the Site;
- Development and implementation of a Site Management Plan (SMP) for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.

Continued on back

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list. The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- 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 Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

**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](http://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

