



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 Inwood Branch

4790 Broadway
New York, NY 10034
(212) 942-2445

Manhattan Community Board #12

530 West 166th Street, 6th Floor
New York, NY 10032
(212) 568-8500

Who to Contact:

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

Project-Related Questions

Sarah Quandt, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-9116
sarah.quandt@dec.ny.gov

Project-Related Health Questions

Steven Berninger
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

FACT SHEET

Brownfield Cleanup Program

207th Street / 9th Avenue
3875 9th Avenue
New York, NY 10034

SITE No. C231102

NYSDEC REGION 2

February 2019

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 207th Street / 9th Avenue site ("site") located at 3875 9th Avenue, Manhattan, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **February 20 through April 6, 2019**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Removal of underground storage tanks (USTs), if encountered;
- Excavation and off-site disposal of on-site soils in the upper 2 feet across the entire site;
- Excavation of two contaminated "hot spot" areas to depths ranging from 8 to 10 feet below grade containing hazardous waste levels of lead and grossly-impacted soil;
- Importing clean material that meets the restricted residential soil cleanup objectives (SCOs) for use as backfill;
- Installation and maintenance of a cover system consisting of building slabs, pavement, concrete and/or a minimum 2-foot thick layer of clean soil;
- Installation of a sub-slab depressurization system;
- Implementation of a Health and Safety Plan (HASp) and Community Air Monitoring Plan (CAMP) during all ground-intrusive activities;
- Recording of an Environmental Easement to ensure proper use of the site; and
- Implementation of a Site Management Plan (SMP) for long-term maintenance of residual contamination as required by Environmental Easement, including plans for (1) Institutional and Engineering Control, (2) monitoring, and (3) reporting.

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The proposed remedy was developed by J.207 ST LLC and MFC Realty Corp. ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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 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.

Site Description: The site is located at 3875 9th Avenue within the Inwood section of Manhattan and is identified as Block 2188, Lot 1, on the NYC Tax map. The site is 71,575 square feet (1.64 acres) and serves as an active asphalt-paved parking lot. From 1900 to 1922, the site was vacant, and the Harlem River occupied the eastern portion of the site. From 1924 to 1954, the site was occupied by an auto wrecking yard on the northwest portion and auto sales and service on the southwest portion while a houseboat mooring structure occupied the eastern portion of the site. The eastern portion of the site was created by placing fill into the river between 1951 and 1968. The present-day usage as a parking lot began in 1961.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231102) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils down to 12 feet below grade, at concentrations above

restricted residential use soil cleanup objectives. Volatile organic compounds (VOCs), including petroleum-related and chlorinated solvent-related VOCs; polycyclic aromatic hydrocarbons (PAHs), and barium, were detected in groundwater above standards. Similar VOCs were also detected in soil vapor. Contamination is likely attributable to past site uses and historic fill, which is present throughout 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 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 DEC 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.

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 already have signed up and received this fact sheet electronically.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

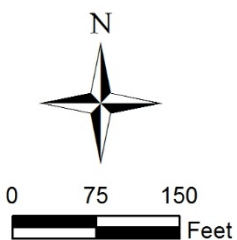


Figure 1 Site Map

207th Street / 9th Avenue
New York, NY
Site No. C231102



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