

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

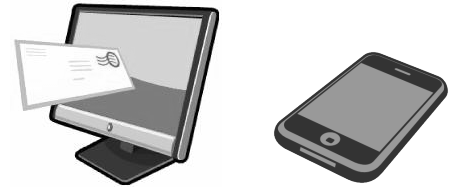
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

4650 Broadway
New York, NY 10040

February 2022

SITE No. C231123
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C231123/>
and at these location(s):

Inwood Public Library
4790 Broadway
New York, NY 10034
(212) 942-2445
inwood@nypl.org

Manhattan Community Board 12
530 West 166th Street, 6th Floor
New York, NY 10032
(212) 568-8500
cbsmith@sb.nyc.gov

**Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.*

Who to Contact

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

Project-Related Questions
Manfred Magloire, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions
Arunesh Ghosh
NYSDOH
Empire State Plaza,
Corning Tower Room 1787
Albany, NY 12237
(518) 486-1443
beci@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 4650 Broadway site ("site") located at 4650 Broadway, Manhattan, New York County. Please see the map for the site location. The cleanup activities will be performed by 4650 Broadway Holdings LLC, 4650 TIC LLC, and AQOZFI Inwood, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231123/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in March 2022 and last about 6 months.

Highlights of the Upcoming Cleanup Activities: 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 of the upper 2 feet of soil below cellar grade that exceeds the restricted residential use soil cleanup objectives (SCOs) and/or the protection of groundwater SCOs for petroleum volatile organic compounds.
- Removal of any encountered underground storage tanks (USTs) and/or associated appurtenances (e.g., fill lines, vent lines, electrical conduit) in accordance with applicable NYSDEC closure requirements.
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy.
- Completion of post-treatment groundwater sampling to evaluate the effectiveness of the in-situ ("in-place") chemical oxidation, which was completed as an Interim Remedial Measure (IRM);
- Installation of a site cover system to prevent contact with remaining contaminated soil.
- Development and implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) for the protection of on-site workers, the community, and the environment during the remediation phase of development.
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. 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 COC.

Site Description: The site is 1.08-acres and is bounded by residential/commercial buildings to the north and east, Sherman Avenue to the south, and Broadway to the west. The site was formerly improved with a two-story vacant parking garage with a full cellar and partial sub-cellar, which was demolished between September and November 2021. The southern part of the building was most recently operated as a commercial parking garage, and the northern part of the building was most recently used to store antique cars and construction materials. Previously, the site had been used as an automotive garage and services facility since approximately 1928, with former USTs and above ground storage tanks (ASTs). The planned redevelopment includes a multi-story building housing residential units, a school and community facility space.

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present in soil and groundwater within a 12,500 square foot area in the southern part of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231123) at:

<https://www.dec.ny.gov/cfm/xtapps/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 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:

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

BROWNFIELD CLEANUP PROGRAM

Site Location

