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**Where to Find Information:**

*Project documents are available at the following location(s) to help the public stay informed.*

**New York Public Library- Aguilar Branch**

174 East 110th Street,

New York, NY 10029

(212) 534-2930

**Manhattan Community Board 11**

1664 Park Avenue,

New York, NY 10035

(212) 831-8929

**Who to Contact:**

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

**Project-Related Questions**

Nigel N. Crawford, Project Manager

NYSDEC

47-40 21st Street,

Long Island City, NY 11101

(718) 482-7778

nigel.crawford@dec.ny.gov

**Project-Related Health Questions**

Mark Sergott

NYSDOH

Empire State Plaza

Corning Tower, Room 1787

Albany, NY 11237

(518) 473-0771

beei@health.ny.gov

**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 Sendero Verde Redevelopment**

**Brownfield Cleanup Program Project - Parcel B 75 East 111th Street/60 East 112th Street**

**New York, NY 10029**

**SITE No. C231128**

**October 2019 NYSDEC REGION 2**

**Environmental Cleanup to Begin**

**at Brownfield Site**

Action is about to begin that will address contamination related to the Sendero Verde Redevelopment Project- Parcel B Site (“site”) located at 75 East 111th Street/ 60 East 112th Street, Manhattan, under New York State's Brownfield Cleanup Program (BCP). The cleanup activities will be performed by SVB Owners, 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 October 2019 and are expected to last approximately five 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 dual Unrestricted/Restricted Residential Use remedy are:

* Excavation and off-site disposal of approximately 18,600 cubic yards (cy) of soil. Approximately 450 cy of the total may be disposed of as hazardous waste, pending delineation sampling. In the area of the proposed building footprints, soil will be excavated to achieve the unrestricted use soil cleanup objectives (SCOs). In the area outside the building footprints, the restricted residential use SCOs will be used to guide the excavation.
* Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy.
* Importing clean material that meets the established SCOs for use as backfill.
* Dewatering during excavation activities, in compliance with city, state, and federal laws and regulations. Extracted groundwater will either be containerized for off-site disposal or will be treated on-site to meet pretreatment requirements prior to discharge to the sewer.
* Installation and maintenance of a site cover system on the restricted-residential portion of the site.
* Imposition of an institutional control in the form of an Environmental Easement for the portions of the site that do not achieve an unrestricted use cleanup.
* Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial elements.

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**.**

**Next Steps:** After the applicant completes 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 to the applicant(s). The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion (COC). In addition, the applicant:

* 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 FERwill 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 COC.

**Site Description:** The approximately 1.4-acre site is located in the East Harlem section of Manhattan and is bounded by East 112th Street to the north, Park Avenue to the east, East 111th Street to the south and Madison Avenue to the west. The site is currently vacant. Most recent uses of the site include a baseball field with community gardens on the eastern and southwestern site perimeters. The ballfield and community gardens were vacated in February 2018. There are no permanent structures on the site and the site is completely surrounded by a chain-link fence. A Site Location Map is attached.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231128) at:

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

**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 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:

<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](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.

Note: Please disregard if you have already signed up and received this fact sheet electronically.

**Site Location**

