



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

**266-270 West 96th Street
New York, NY 10025**

March 2022

**SITE No. C231133
NYSDEC REGION 2**

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C231133/>
and at these location(s):

**New York Public Library - St. Agnes
Branch**
444 Amsterdam Avenue
New York, N Y 10024
(212 621-0619)

Manhattan Community Board 7
250 West 87th Street
New York, N Y 10024
(212) 362-4008

**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
Christopher Allan, Project Manager
NYSDEC
47-40 21st Street
Long Island City, New York
(718) 482-4065
Christopher.Allan@dec.ny.gov

Project-Related Health Questions
Shaun Surani
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, New York 12237
(518) 402-1338
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 site located at 266-270 West 96th Street, Manhattan, NY. Please see the map for the site location. The cleanup activities will be performed by 266 West 96th Associates LLC ("applicant") 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 RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231133/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in April 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:

- Design and construction of a support of excavation (SOE) system to facilitate remedial excavation;
- Excavation and appropriate disposal of all historic fill and native soil down to bedrock, which ranges from approximately 3 to 13 feet below surface grade across the site;
- Dewatering, as necessary, to accommodate the remedial excavation;
- Performing a vapor intrusion evaluation as part of the remedy; and
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities.
- If a Track 2 Residential Use remedy is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- If a Track 2 Residential Use remedy is not achieved, recording of an environmental easement to ensure proper use of the site may be necessary.

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 to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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Next Steps: After the applicant(s) 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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s) 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 Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is 0.24-acres bordered on the west by West End Avenue, on the south by West 95th Street, on the east by Broadway and on the north by West 96th Street. Lot 57 is improved with a vacant three-story building with a full cellar level. Lots 59 and 60 are improved with two-story commercial buildings with full cellars and rear courtyards (at sidewalk grade) that are occupied by the Salvation Army and National Association for the Advancement of Colored People (NAACP), respectively. Previously, Lot 57 had been used as a power substation for the New York City Metro Transit Authority (MTA) (1912-2005) and Lot 60 had been used as a dry cleaner (1950-1968). Planned redevelopment includes a 23-story mixed-use residential and commercial building with an affordable housing component.

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

site ID, C231133) at:

<https://www.dec.ny.gov/cfm/external/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>

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Site Location

