



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

691 Lenox Avenue – Phase 2  
691 Lenox Avenue  
New York, NY 10030

SITE No. C231146  
NYSDEC REGION 2

March 2022

### Where to Find Information

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C231146/>  
and at these location(s):

**NY Public Library - Countee Cullen  
Branch**  
104 West 136<sup>th</sup> Street  
New York, NY  
(212) 491-2070

**Manhattan Community Board 10**  
215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor  
New York, NY 10027  
(212) 749-3105

*\*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 welcome and  
should be directed as follows:

**Project-Related Questions**  
Manfred Magloire, Project Manager  
NYSDEC  
47-20 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4078  
[Manfred.magloire@dec.ny.gov](mailto: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  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

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

## Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 691 Lenox Avenue – Phase 2 site ("site") located at 691 Lenox Avenue, New York, New York County. Please see the map for the site location.

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by One45 Lenox LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **March 31 through April 30, 2022.**

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231146/>
- Documents also are available 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.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), and metals in soil, groundwater, and/or soil vapor on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern on-site.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

# BROWNFIELD CLEANUP PROGRAM

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Work Plan” will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The site is about 0.8-acres and is bounded by West 145<sup>th</sup> Street followed by multi-story residential buildings and a self-storage facility to the north; BCP site no. C231145 followed by Lenox Avenue to the east; multi-story residential buildings owned and operated by the New York City Housing Authority (NYCHA) followed by West 144<sup>th</sup> Street to the south; and a mixed residential/commercial building, followed by Adam Clayton Powell Jr Boulevard to the west. It is currently developed with a one-story commercial building (former Lot 38), a vacant building and canopy associated with a former gasoline filling station (former Lot 44), and a one-story automotive repair garage and a gasoline filling station with a canopy (former Lot 50). Previously, the site had been used as an automotive service facility, gasoline station, and for underground petroleum bulk storage since the late 1930s.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231146) at:

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

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://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

