



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

4650 Broadway
New York, NY 10040

SITE No. C231123

NYSDEC REGION 2

December 2021

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

Manhattan Community Board 12

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

**Repositories are 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
47-40 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

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 4650 Broadway site ("site") located at 4650 Broadway, Manhattan, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Remedial Action Work Plan (RAWP)" for 45 days, from **December 16, 2021 through January 29, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231123/>.
- 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.

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

- 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.

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- 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.

The proposed remedy was developed by AQOZFI Inwood, LLC (“volunteer”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation, was submitted prior to the RAWP and is also available for review at the locations identified on Page 1.

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 volunteer 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 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 is currently developed with a two-story vacant parking garage with a full cellar and partial sub-cellar. 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.

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>

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.

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>

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

