



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Sendero Verde Redevelopment

Project – Parcel A

50 East 112th Street
New York, NY 10029

SITE No. C231135

NYSDEC REGION 2

March 2021

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C231135/>
and at these location(s):

Agular Public Library

174 East 110th Street
New York, NY 10029
(212) 534-2930

Manhattan Community Board 11

1664 Park Avenue, Ground Floor
New York, NY 10035
(212) 831-8929

Who to Contact

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

Project-Related Questions

Nigel N. Crawford, P.E., 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 S. Sergott, P.G.
NYSDOH-Bureau of Environmental
Exposure Investigation
Empire State Plaza – Corning Tower, Rm
1787
Albany, NY 12237
(518) 402-7897
beei@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 Sendero Verde Redevelopment Project – Parcel A site (“site”) located at 50 East 112th Street, Manhattan, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with 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 lack of potential for off-site migration of contaminants in the groundwater; and the lack of potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **April 1 through May 15, 2021**.

- Access the RIR/RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231135/>.
- 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 Action Work Plan (RAWP): The proposed dual unrestricted use and restricted residential use remedy consists of:

- Installing excavation support (e.g., sheeting and shoring) to facilitate proposed excavation depths;
- Excavation and off-site disposal of contaminated soil to depths ranging from 15 to 32 feet below land surface (ft bls) across the portions of the site to achieve unrestricted use soil cleanup objectives (SCOs), and to two ft bls across the small area in the southern portion of the site to achieve restricted residential SCOs;
- Removing any underground storage tanks (USTs) encountered during soil excavation activities (Note: one UST was previously removed as an Interim Remedial Measure);
- 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;

BROWNFIELD CLEANUP PROGRAM

- Installation and maintenance of a site cover system on the restricted residential portion of the site;
- Dewatering, in compliance with city, state, and federal laws and regulations, to facilitate excavation activities. 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;
- Implementing a Health and Safety Plan and a Community Air Monitoring Plan during all ground intrusive activities;
- Implementing a Site Management Plan to ensure long term effectiveness of the remedy in all areas where an unrestricted use cleanup is not achieved; and
- Recording of an Environmental Easement to ensure proper use of the site for the portions of the site that do not achieve an unrestricted use cleanup.

The proposed remedy was developed by SV-A Owners LLC (“applicant”) 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 concurrently with the RAWP and is 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 applicant(s) 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 0.32-acres and is bordered on the west by Madison Avenue, on the south by a four-story commercial building, on the north by East 112th Street, and on the east by Sendero Verde Redevelopment Project Parcel B (BCP Site No. C231128). The site is currently a vacant unpaved lot formerly containing community gardens. The community gardens were vacated in February 2018. Previously, the site had been developed with three and five-story multifamily residential buildings prior to 1991.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231135) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), metals, and pesticides in soil, most likely associated with historic urban fill and the potential use of pesticides/herbicides on the former community gardens.

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 SCOs 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

