



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

495 Eleventh
495 11th Avenue
New York, NY 10018

SITE No. C231141

NYSDEC REGION 2

March 2022

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C231141/>

and at these location(s):

*(*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)*

New York Public Library

Columbus Library Branch
742 10th Avenue
New York, NY 10019
(212) 586-5098
columbuslibrary@nypl.org

Manhattan Community Board 4

424 West 33rd Street, Suite #580
New York, NY 10001
(212) 736-4536
jbodine@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Ronnie Lee, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9615
ronnie.lee@dec.ny.gov

Project-Related Health Questions

Sally Rushford
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
(518) 402-5465
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 495 Eleventh site ("site") located at 495 11th Avenue, 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 environmental data.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 16 through May 2, 2022**.

- Access the RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C231141/>.
- 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 Unrestricted Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to a depth of approximately 3 feet below grade across the central and southwestern portions of the site, and to 18 feet below grade along the eastern and western boundaries of the site;
- Collecting and analyzing confirmation soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installing a vapor barrier as part of the foundation of the new building;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground-intrusive activities.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 495 11th Avenue Owner Realty 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 Remedial Action Work Plan 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 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 located at 495 11th Avenue in the Hell’s Kitchen neighborhood of Manhattan, and is identified as Block 685, Lot 38 on the NYC Tax map. The site is 0.57 acres of paved vacant land used most recently as a parking lot. Historic site uses include a slaughterhouse and meat packing facility (1800s to mid-1900s) and warehouse and general store (circa 1976 to 1982). By 1991, all site structures were demolished. The site is currently used as a parking lot by the New York Police Department (NYPD). The proposed future use of the site is a new 56-story mixed-use building with commercial use, including NYPD parking, on the lower floors and residential use on the upper floors.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231141) 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 semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in soil and groundwater.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location

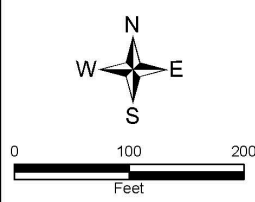
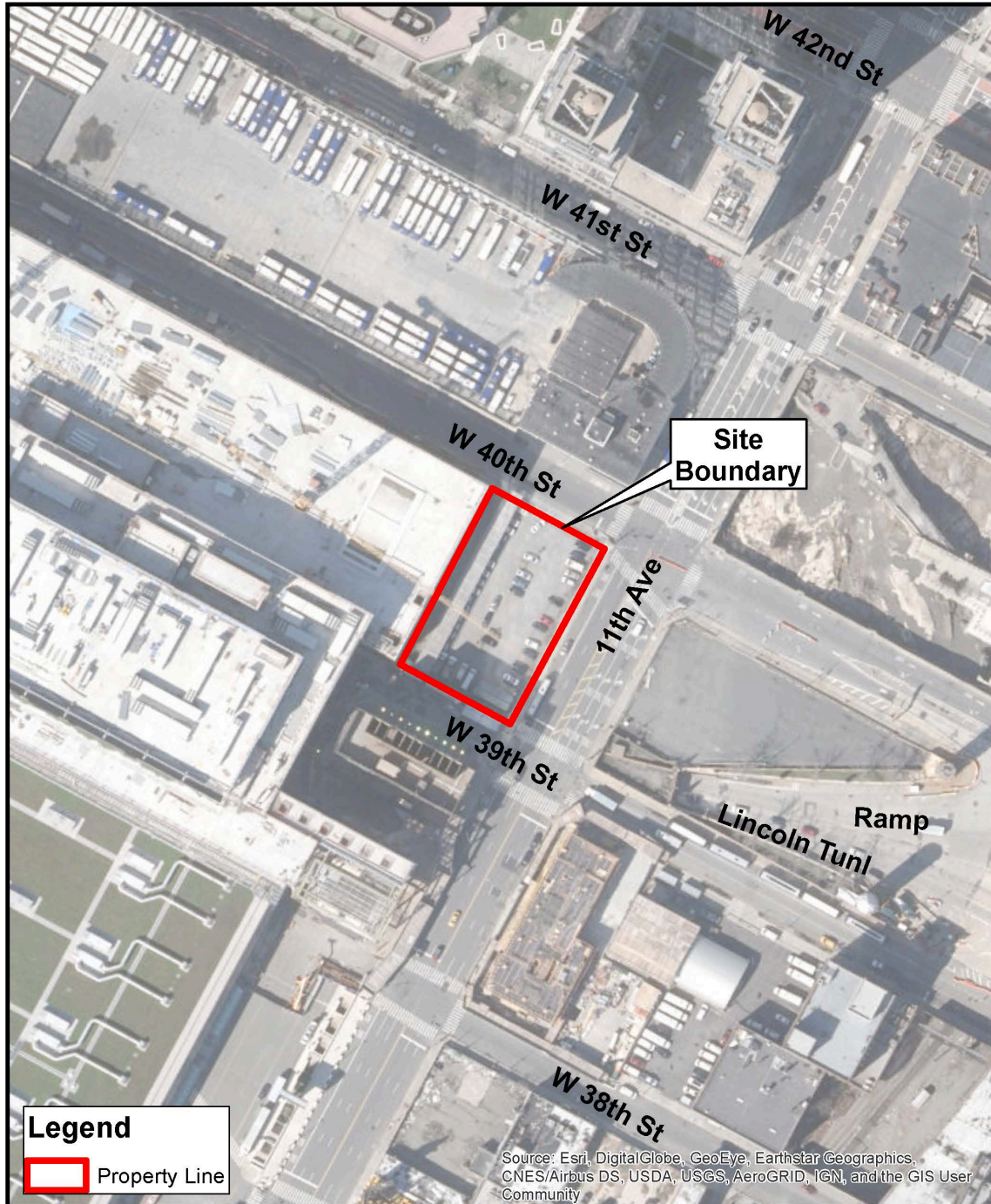


Figure 1
Site Location Map
495 Eleventh
New York, New York County
Site No. C231141





Translation Available. Don't see your language? Ask!

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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Ronnie Lee, (518) 402-9615, ronnie.lee@dec.ny.gov