



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

644 East 14th Street Site  
644 East 14th Street  
New York, NY 10009

**SITE No. C231150**  
**NYSDEC REGION 2**

**January 2023**

## Where to Find Information:

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C231150/>  
and at these location(s):

**Tompkins Square Library**  
331 East 10<sup>th</sup> Street  
New York, NY 10009  
212-228-4747  
tompskinssquare@nypl.org

**Manhattan Community Board 3**  
59 East 4<sup>th</sup> Street  
New York, NY 10003  
212-533-5300  
mn03@cb.nyc.gov

## Who to Contact:

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

**Project-Related Questions**  
Steve Walsh, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
518-402-9824  
[steven.walsh@dec.ny.gov](mailto:steven.walsh@dec.ny.gov)

**Project-Related Health Questions**  
Mark Sergott  
NYSDOH  
Empire State Plaza - Corning Tower,  
Room 1787  
Albany, NY 12237  
518-402-7897  
[beci@health.ny.gov](mailto:beci@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)

## 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 644 East 14th Street Site ("site") located at 644 East 14<sup>th</sup> Street, Manhattan, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment. The decision is based on the soil, groundwater and soil vapor analytical data collected at the site as presented in the Remedial Investigative Report (RIR).

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **January 11, 2023 through February 24, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231150/>.
- 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:

- Removal and proper disposal of any Underground Storage Tanks (USTs), if encountered;
- Excavation and off-site disposal of approximately 3,700 cubic yards of contaminated soil to about 15 feet below surface grade in the western portion of the site, and to 11 feet below surface grade along the eastern portion of the site;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer to address contamination remaining above restricted residential cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

# BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) would also be required 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 644 East 14th Street Owner LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

**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 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 the southwest corner of the intersection of Avenue C and East 14<sup>th</sup> Street and is identified as Block 396, Lot 29 on the New York City tax map. The site is 0.23-acres of unpaved vacant land, excavated to a depth of approximately three to five feet below sidewalk grade. From about 1900 through the 1970s, several multi-story commercial buildings occupied the site. It was used most recently as an auto service business from the 1970s to the 2010s. In the mid-2010s the building was demolished and the site has been vacant since.

Planned redevelopment consists of a 24-story mixed use commercial and residential building. This will encompass the entire footprint of the property.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the site ID, C231150) at:

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

**Summary of the Investigation:** Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above unrestricted soil cleanup objectives. The PAHs are found in shallow soils and metals are present in shallow soils and to depths of up to 15 feet below sidewalk grade and are likely the result of past site uses as an automobile service business and historic fill, which is present throughout 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 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>

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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:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

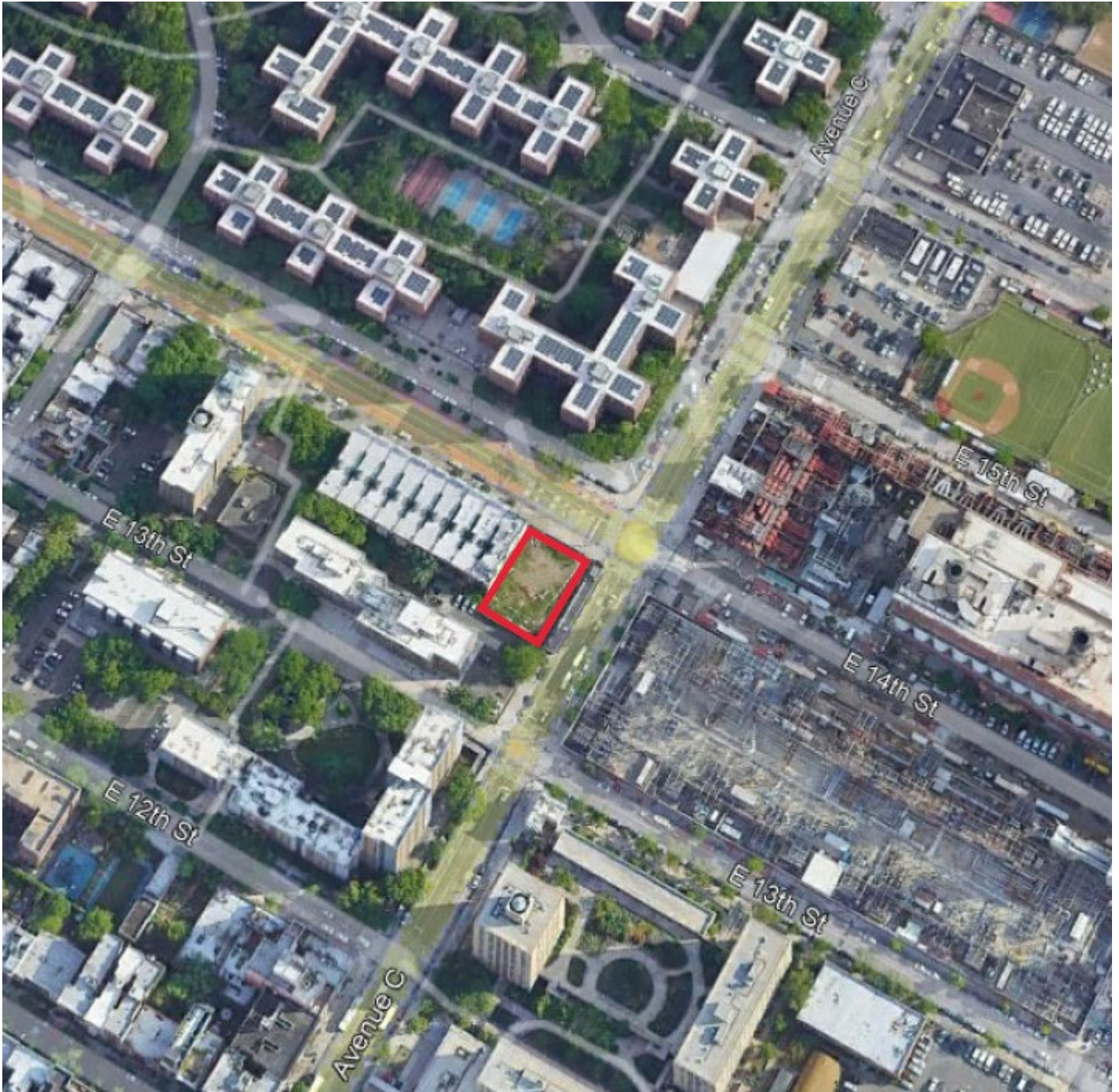
## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>



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## Site Location





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

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<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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<b>Języki Polski Polish</b>	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: Steve Walsh, (518) 402-9824, [steven.walsh@dec.ny.gov](mailto:steven.walsh@dec.ny.gov)**