



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1487 1st Avenue

Redevelopment Site

1487 1st Avenue
New York, NY 10075

Site No. C231152

NYSDEC Region 2

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C231152/>
and at these locations:

**New York Public Library
Webster Library**
1465 York Avenue
New York, NY 10075
212-288-5049
webster@nypl.org

Manhattan Community Board 8
505 Park Avenue, Suite 620
New York, NY 10022
212-758-4340
info@cb8m.com

Who to Contact

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

Project-Related Questions
Michael MacCabe, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
518-502-9687
michael.maccabe@dec.ny.gov

Project-Related Health Questions
Johnathon Robinson
NYSDOH
Empire State Plaza
Corning Tower, Room #1787
Albany, NY 12237
518-402-7881
beci@health.ny.gov

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

February 2023

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 1487 1st Avenue Redevelopment Site ("site") located at 1487 1st Avenue in Manhattan. Please see the map for the site location.

Based on the findings of the investigation and the implementation of the ongoing IRM discussed in detail below, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **February 8 through March 27, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231152/>.
- Documents also are available at the locations 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:

- Removing underground storage tanks;
- Excavating and off-site disposal of contaminated soil up to approximately 19 feet below surface grade across the majority of the site;
- Treating contaminated groundwater through injection of chemical oxidants into the groundwater;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material as needed that meets the established soil cleanup objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan would also be required for long-term maintenance of the remedial systems.

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- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by CP VII 78th Street Owner, 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 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 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 approximately 0.23-acre site is bound to the north by East 78th Street followed by a five-story residential building, to the east by a four-story residential building, to the south by a nine-story residential building, and to the west by 1st Avenue followed by three four-story mixed residential and commercial buildings and one five-story residential building. The site has been occupied by one- to five-story mixed-use commercial and residential buildings since 1896 and is currently vacant with the recent demolition of two site structures. Portions of the site have been occupied by dyeing facilities, laundries, and dry-cleaning operations. Two fuel oil aboveground storage tanks and an underground solvent tank were removed from the site; two petroleum underground storage tanks remain on site. The proposed redevelopment consists of a new 35-story mixed-use residential and commercial building that will occupy the entirety of the site footprint.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231152) at:

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

Interim Remedial Measure (IRM): An expedited cleanup, called an "Interim Remedial Measure" (IRM), is conducted at

a site when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation. The following IRM is ongoing at the site:

- Excavation and off-site disposal of source material in the location of the former solvent tank to a depth of approximately 20 feet below street grade;
- Treatment of contaminated groundwater through injection of chemical oxidants; and
- Collection and analysis of confirmation soil samples to evaluate the effectiveness of the remedy.

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds in soil, groundwater and soil vapor with the highest concentrations located in the area of the former solvent tank, near the north-central area 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

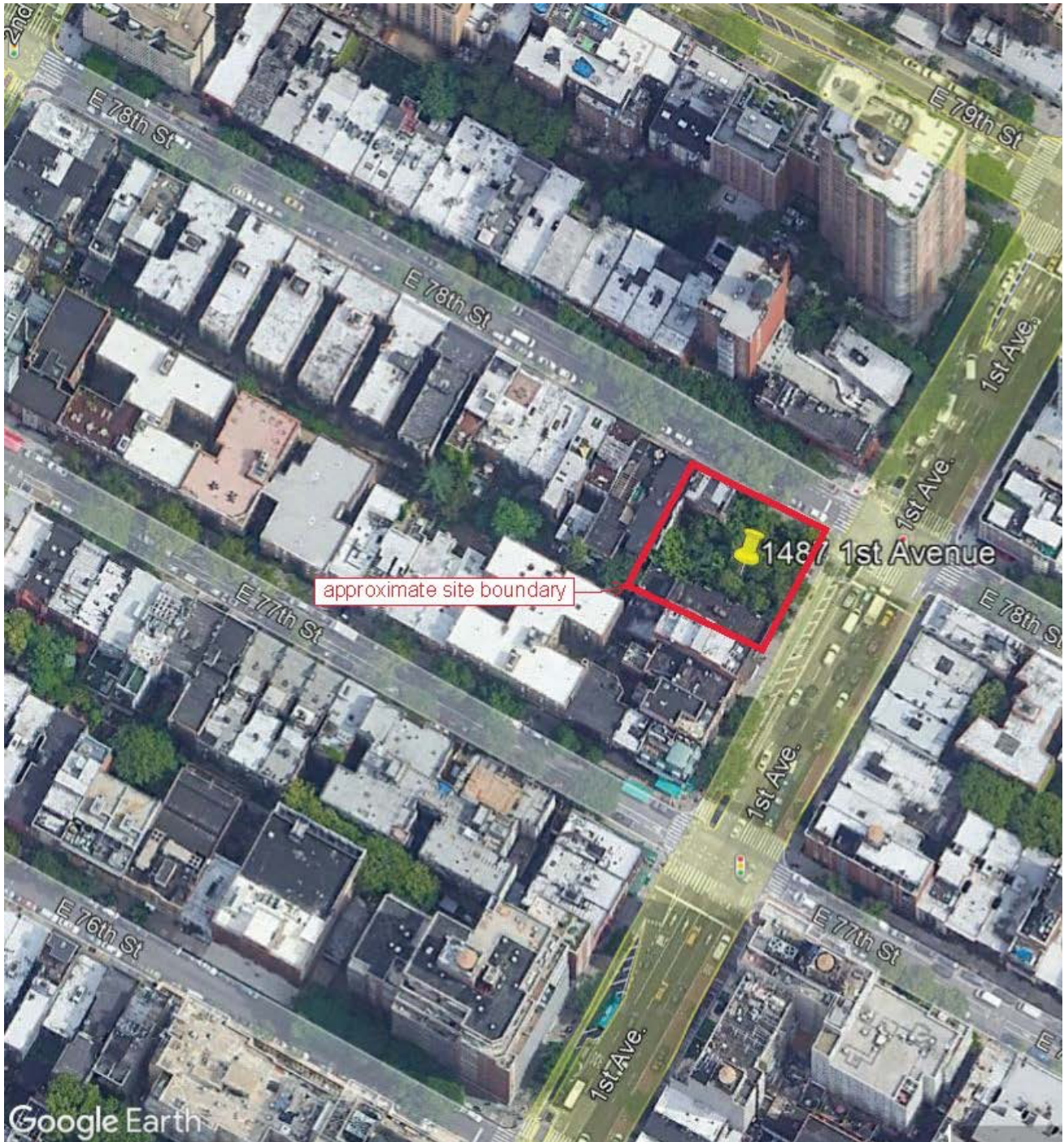
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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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: Michael MacCabe, 518-402-9687, michael.maccabe@dec.ny.gov