

NEW YORK STATE DEPARTMENT OF



ENVIRONMENTAL CONSERVATION

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

New York Public Library

Yorkville Library
222 East 79th Street
New York, NY 10021-1295
(212) 744-5824
Call for hours

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:

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

Project Related Questions

Shaun Bollers, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
snboller@gw.dec.state.ny.us

Public Health questions:

Stephanie Selmer
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.state.ny.us

**For additional information on the New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET #4

Brownfield Cleanup Program

1676 Third Avenue Site

1676 Third Avenue
New York, NY 10011

SITE No. C231079

NYSDEC REGION 2

January 2014

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 1676 Third Avenue site ("Site") located at 1676 Third Avenue, New York County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Bevin Associates LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified to the left under "Where to Find Information."

Completion of Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of contaminant source areas as practical, including soil below the existing basement grade (within the foundation walls) to the groundwater table where VOCs associated with petroleum contamination exceed the Protection of Groundwater SCOs (PGSCOs);
- In-situ treatment of VOC-impacted soil and groundwater with the application of a chemical oxidant, sodium persulfate, using open excavation applications, direct push temporary injection points, and permanent groundwater monitoring wells;
- Collection and analysis of endpoint documentation soil samples;
- Backfilling of remedial excavation areas to development grade with virgin, native imported crushed stone;
- Construction and maintenance of a composite cover system consisting of a concrete building slab that spans the entire footprint of the Site to prevent human exposure to residual contaminated soil remaining at the Site;
- Execution and recording of an Environmental Easement to restrict land use and prevent future exposure to any contamination remaining at the Site;
- Development and implementation of a Site Management Plan (SMP) for long term management of remaining contamination as required by the Environmental Easement, which includes plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.

Final Engineering Report Approved: NYSDEC has approved the Final Engineering Report, which:

1. Describes the cleanup activities completed.
2. Certifies that cleanup requirements have been or will be achieved for the site.
3. Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.
4. Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

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The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Operation and Maintenance Plan
- Institutional Control/Engineering Control Plan
- Groundwater Use Restriction
- Land Use Restriction

The following engineering controls have been or will be put in place on the site:

- Cover System
- Groundwater Treatment Systems
- Vapor Mitigation

Next Steps: With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of the order or agreement with NYSDEC.

Background: The Site is located at 1676 Third Avenue in the City of New York, New York County and is identified as Block 1522, Lot 40 on the New York City Tax Map. The Site is approximately 930 square feet or 0.02 acres. It is located on the city block bordered by 94th Street to the north, Third Avenue to the east, 93rd street to the south and Lexington Avenue to the west. The Site was used as a gasoline station with underground storage tanks (USTs) between the 1930s and early 1990s at which time the seven on-site tanks were pumped out and removed. Excavation at the Site for development purposes began in October 2011.

A Site Location Map is attached.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231079) at:

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

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:

<http://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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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

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Site Location Map

