

**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

Harlem Branch
9 West 124th Street
New York, NY 10027
(212) 348-5620
Call for hours

NYSDEC Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4995

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Who to Contact:

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

Project Related Questions

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NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
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Public-Health Related Questions:

Albert DeMarco
NYSDOH
Empire State Plaza
Corning Tower
Albany, NY 12237
(518) 402-7880

bee@health.state.ny.us

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**For additional information on New York's
Brownfield Cleanup Program visit:**

<http://www.dec.ny.gov/chemical/8450.html>

FACT SHEET
Brownfield Cleanup Program

Harlem Park Site
1800 Park Avenue
New York, NY 10035

February 2013

SITE No. C231041
NYSDEC REGION 2

**Remedy Proposed for Brownfield Site
Contamination;**

Public Comment Period Announced

Comment period runs from February 12 through March 28, 2013

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Harlem Park Site ("Site") located at 1800 Park Avenue, Manhattan, New York County. Please see the map for the site location. Documents related to the cleanup of this site are available for your review at the document repositories identified on the left-hand side of this page. NYSDEC is accepting written comments on the draft Remedial Action Work Plan and Preliminary Decision Document from February 12 through March 28, 2013.

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 nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

Draft Remedial Action Work Plan and Proposed Decision Document: The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan". The proposed Track 4 restricted residential use remedy consists of:

- Excavation and off-site disposal of soils exceeding the site-specific soil cleanup objectives ("SSSCOs"). In addition, gross petroleum contamination encountered during remedial excavations will be removed.
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of the SSSCOs.
- Construction of a composite cover system consisting of (1) the structures such as buildings, pavement, sidewalks comprising the site development or the existing asphalt pavement, and/or (2) a soil cover in areas where the upper two feet of exposed surface soil will exceed the applicable restricted residential SCOs. Where the soil cover is required it will be a minimum of two feet of soil, meeting the SCOs for cover material as set forth in 6 NYCRR Part 375-6.7(d) for restricted residential.
- Implementation of a Community Air Monitoring Plan during all ground intrusive activities.
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedy
- Recording of an Environmental Easement to ensure implementation of the SMP

The proposed remedy was developed by CV Harlem Park, LLC (the "Volunteer") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Site Description: The Site is located at the southwest corner of the intersection of Park Avenue and 125th Street and is identified as Block 1749, Lots 31, 33, 35, 40 and 43 on the NYC Tax map. The Site is 36,050 square feet (0.83 acres) of paved vacant land used most recently as a parking lot. From about 1896 through 1979, a hotel and several

BROWNFIELD CLEANUP PROGRAM

4-story dwellings occupied the Site. By 1979, the buildings had been demolished. Thereafter, the Site was used as a parking lot. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at: <http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C31041>

Summary of the Investigation: The results of two Phase II investigations in 2004 and the Remedial Investigation (RI) in 2007 identified residual fuel-oil contamination at the soil-groundwater interface (13-15 feet below grade) across much of the Site related to the former presence of underground storage tanks (USTs) at the Site. Fill materials have also been documented above the soil-groundwater interface at the Site. The fill materials contain elevated concentrations of metals and semi-volatile organic compounds.

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 draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. 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.

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 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>.

If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact the NYSDEC Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building.

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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Site Location Map

