

**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) 482-4900
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
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
shaun.bollers@dec.ny.gov

Public Health questions:

Albert DeMarco
NYSDOH
Empire State Plaza
Corning Tower
Albany, NY 12237
(518) 402-7880
bee@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

Harlem Park

**1800-1808 Park Avenue
New York, NY 10035**

SITE No. C231041

NYSDEC REGION 2

September 2014

**Environmental Cleanup to Begin
at Brownfield Site**

Action is about to begin that will address the contamination related to the Harlem Park Site ("site") located at 1800-1808 Park Avenue, Manhattan, New York County under New York State's Brownfield Cleanup Program ("BCP"). The cleanup activities will be performed by Harlem Park Acquisition LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation ("NYSDEC"). The Remedial Action Work Plan ("RAWP") has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in September 2014, and are expected to last approximately 7 months.

SITE DESCRIPTION: The Site is located at the southwest corner of the intersection of Park Avenue and 125th Street and is currently identified as Block 1749, Lot 33 (formerly 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 4-story dwellings occupied the Site. By 1979, the buildings had been demolished. Thereafter, the Site was used as a parking lot. 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, C231041) at:

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

HIGHLIGHTS OF THE REMEDIAL ACTION: The goal of the cleanup action for the Site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- 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.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP

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establish procedures for the protection of on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

SIGNIFICANT THREAT DETERMINATION: As part of every BCP project, NYSDEC is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations (6 NYCRR Part 375). Based on the types and levels of contaminants on the Site and the current and planned land uses in the area, NYSDEC, in conjunction with the New York State Department of Health, has determined that the Site does not represent a significant threat to public health and/or the environment.

NEXT STEPS: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant:

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

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions)

or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

BROWNFIELD CLEANUP PROGRAM OVERVIEW: 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>

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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Figure 1 – Site Location

