



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

Public Health questions:

Justin Deming
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@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 Park Avenue
New York, NY 10035

SITE No. C231041

NYSDEC REGION 2

November 2016

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 Harlem Park site ("site") located at 1800 Park Avenue New York, NY, under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

The cleanup activities were performed by Harlem Park Acquisition LLC ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified under "Where to Find Information."

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

- Excavation and off-site disposal of approximately 7,953 cubic yards of contaminated historic fill, 195 cubic yards of soil containing high levels of lead, and 2,312 cubic yards of soil containing hazardous levels of lead. Excavation activities included removal of hotspot grids exceeding site-specific soil cleanup objectives (SCOs).
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of the site specific SCOs.
- Construction and maintenance of an interim site cover system consisting of a filter fabric demarcation layer followed by a 2 foot layer of recycled concrete aggregate, to prevent human exposure to remaining at depth contaminated soil/fill.
- Recording of an Environmental Easement, including Institutional Controls (ICs), to prevent future exposure to any contamination remaining at the site.
- Implementation of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

Final Engineering Report Approved

NYSDEC has approved the FER, 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

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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.

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

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

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

- Cover System

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description and Background: The site is located in New York County (Manhattan) and is identified as Block 1749 and Lot 33 (formerly lots 31, 33, 35, 40 and 43) on the New York City Tax Map. The site is situated on an approximately 0.83-acre area bounded by 125th Street to the north, Park Avenue to the east, 124th Street to the south, and mixed use properties to the west including the New York College of Podiatric Medicine. From about 1896 until 1979 the site was occupied by a hotel and several 4-story dwellings. By 1979 the structures had been demolished and the site paved for parking. Redevelopment activities at the site began in September 2014 and construction stalled in November 2015. A 2-foot thick temporary site cover was installed across the site under the Brownfield Cleanup Program.

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>

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:

<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 already have signed up and received this fact sheet electronically.

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Site Location Map

