



# FACT SHEET

## Brownfield Cleanup Program

Club East  
C231048  
New York, NY

December 2005

### Draft Interim Remedial Measures (IRM) Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to the Club East site located at 421-433 East 13<sup>th</sup> Street and 420 East 14<sup>th</sup> Street in New York, New York. See attached map for the location of the site. The proposed remedy is described in a draft Interim Remedial Measures Work Plan that was submitted by the 13<sup>th</sup> and 14<sup>th</sup> Street Realty, LLC under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by the 13<sup>th</sup> and 14<sup>th</sup> Street Realty, LLC to participate in the BCP. The application proposes that the site will be used for unrestricted/residential purposes.

#### Public Comments About the Draft Interim Remedial Measures (IRM) Work Plan

NYSDEC is accepting written public comments about the draft Interim Remedial Measures Work Plan for 45 days, from December 21, 2005 through February 4, 2006. The draft Interim Remedial Measures Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Michael D. MacCabe, P.E.  
Senior Environmental Engineer  
Division of Environmental Remediation  
NYS Department of Environmental Conservation  
625 Broadway, 12th Floor  
Albany, NY 12233-7016

**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 and business.

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:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

#### Highlights of the Draft IRM Work Plan

The IRM Work Plan has several goals:

- 1) Removal and off-site disposal of the source area of contamination as well as all surrounding on-site soils to approximately 15 feet below street level.
- 2) The IRM Work Plan will be executed in accordance with a site-specific Health and Safety and Community Air Monitoring Plan. The plan includes perimeter monitoring for both organic vapors and dust, and
- 3) Excavation is the most direct remedy to remove the soil contamination. The contaminated soil and all other on-site soils will be removed site-wide down below the local groundwater table. The work will be performed by the 13<sup>th</sup> and 14<sup>th</sup> Street Realty, LLC with oversight by NYSDEC and the New York State Department of Health.

### **Next Steps**

NYSDEC will consider public comments when it completes its review, have any necessary revisions made and, if appropriate, approve the Interim Remedial Measures Work Plan. NYSDOH must concur in the approval of the Interim Remedial Measures Work Plan. The approved Interim Remedial Measures Work Plan will be placed in the document repository. It is estimated that construction activities will take about 30 days.

The Interim Remedial Measure proposed for the Club East site is relatively simple and straightforward. Since it includes the removal of all the contaminated soil into the local groundwater table and the installation of a waterproofing and vapor barrier beneath the new building it may possibly suit as the final remedy. Before this determination is made the hazardous soil removal needs to be completed and the Remedial Investigation (RI) needs to be conducted. The RI Work Plan is available for review in the document repository for this site and includes details regarding the proposed groundwater and soil vapor testing for this site. We anticipate that the Remedial Investigation will be implemented in January 2006. The results of the testing proposed in the RI Work Plan along with the successful removal of the source area in the IRM, will allow the NYSDEC and NYSDOH to make the determination if the IRM can serve as the final remedy for the site.

### **Background**

The site consists of approximately 16,827 square feet of land. Until recently the site was occupied by adjoining one-story, two-story and three-story commercial/industrial buildings constructed between 1903 and 1920. The Site is located at 421-433 East 13<sup>th</sup> Street and 420 East 14<sup>th</sup> Street situated along the north side of E. 13<sup>th</sup> and the south side of E. 14<sup>th</sup> Streets between First Avenue to the west and Avenue A to the east. The neighborhood is referred to as the East Village in lower Manhattan. This area is now a rapidly evolving commercial and residential neighborhood with the relatively large residential apartment complex known as Stuyvesant Town situated directly north.

The building located at 427 E.13th Street (in the middle of the property) was utilized as a dry cleaning facility. The historical presence of the former dry cleaner resulted in the contamination of the subsurface soils and shallow groundwater. The presence of this contamination was documented in a Phase II Environmental Site Investigation. The 13<sup>th</sup> and 14<sup>th</sup> Street Realty, LLC submitted a Brownfield Application to the NYSDEC on June 30, 2005. The NYSDEC determined that the site was eligible to participate in the BCP program as a Volunteer on September 16, 2005. A formal BCP Agreement was executed on November 15, 2005. A Remedial Investigation Work Plan was submitted to the NYSDEC on June 30, 2005 and is currently awaiting approval/comments from the NYSDOH. A Citizen Participation Plan was prepared in December 2005.

## **FOR MORE INFORMATION**

### **Document Repository**

A local document repository has been established at the following location to help the public review important project documents. These documents include the draft Remedial Investigation Work Plan; draft Interim Remedial Measures Work Plan, a Community Participation Plan and the Application to participate in the BCP accepted by NYSDEC:

Susan Stetzer  
District Manager  
Manhattan Community Board 3  
59 East 4<sup>th</sup> Street  
New York, NY 10003  
(212) 533-5300

### **Who to Contact**

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

#### Project Related Questions

Michael D. MacCabe, P.E.  
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Division of Environmental Remediation  
NYS Department of Environmental Conservation  
625 Broadway, 12th Floor  
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518-402-9775  
mdmaccab@gw.dec.state.ny.us

#### Health Related Questions

Dawn Hetrick  
Project Manager  
NYSDOH  
547 River Street  
Troy, NY 12180  
518-402-7850  
deh02@health.state.ny.us

If you know someone who would like to be added to the project mailing list, have him or her contact the NYSDEC project manager above. 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.