

FACT SHEET

Brownfield Cleanup Program

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4566 Broadway Avenue (Nagle)
C231054
Washington Heights, NY

December 2010

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH) to investigate 4566 Broadway Avenue (aka Nagle Avenue) located at 4566 Broadway in Washington Heights, NY 10040, in New York County. See Figure 1, Site Location Map, hereto attached. The two draft investigation work plans, called "Supplemental Investigation Work Plan, Phase III" and "Supplemental Investigation Work Plan, (SVI Evaluation)" were submitted to the NYSDEC by 4566 Broadway LLC ("applicant") under New York's Brownfield Cleanup Program.

How to Comment

NYSDEC is accepting written comments from the public regarding both the Supplemental Investigation Work Plan Phase III, and the Supplemental Investigation Work Plan, (SVI Evaluation) for 30 days, from December 20, 2010 through January 19, 2011. The Supplemental Investigation Work Plan, Phase III and the Supplemental Investigation Work Plan, (SVI Evaluation) are available for review at **The New York Public Library, Inwood Branch** and Community **Board 12** identified below under "Where to Find Information".

Submit written comments to:

Mr. Sadique Ahmed
Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th floor
Albany, New York 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 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:
www.dec.ny.gov/chemical/8450.html

Highlights of the Proposed Site Investigation

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected
- 2) Identify the source(s) of the contamination
- 3) Assess the impact of the contamination on public health and the environment
- 4) Provide information to support the development of a proposed remedy to address the contamination.

The investigation will be performed by the applicant with oversight by NYSDEC and NYSDOH.

Through prior site investigations, the following soil and groundwater contaminants were identified on the site.

- **Gasoline range petroleum compounds.** These contaminants were found in both the soil and groundwater and are believed to be associated with a release during the prior use of the property as a gasoline service station.
- **Diesel range petroleum compounds.** These contaminants were found in both the soil and groundwater and are believed to be associated with a release during the prior use of the property as a gasoline service station which serviced diesel vehicles (trucks).
- **Tetrachloroethene and Trichloroethene.** These compounds are solvents used for metal cleaning, dry cleaning, and vehicle repair. Solvents are compounds that have the property of dissolving other compounds, making them easier to lift and remove from surfaces. These contaminants have been found in both soil and groundwater.

Significant investigation activities identified in the Investigation Work Plan Phase III include the following:

Please refer to the attached figure 1. The Supplemental Investigation Work Plan (Phase III) proposed additional off-site investigation as follows:

- The installation of three (3) additional Groundwater Observation Wells; two (2) to be located on the north side of Nagle Avenue in front of the playground/basket ball courts and building for PS #152. An additional Groundwater Observation Well will be installed on the sidewalk at the south west corner of Nagle Avenue and Broadway.
- The installation of three (3) additional Soil Vapor Testing Points; two (2) to be located on the north side of Nagle Avenue in front of the playground/basket ball courts and building for PS #152. An additional Soil Vapor Testing Point will be installed on the sidewalk at the south west corner of Nagle Avenue and Broadway.
- Sampling of these six (6) locations will include soil, groundwater and soil vapors as outlined in the Draft Investigation Work Plan.

Significant investigation activities identified in the Draft Investigation Work Plan (SVI Evaluation) include the following:

The investigation is designed to evaluate the potential for exposures from soil vapor intrusion during the heating season. Please refer to the attached figures, taken from the Draft Investigation Work Plan (SVI Evaluation), for proposed sub-slab sampling locations. Indoor air samples are planned to be taken from the four off-site buildings:

At these locations, indoor air and sub-slab vapor samples collected in 6-liter SUMMA[®] canisters and analyzed for Volatile Organic Compounds (VOCs) utilizing EPA Method TO-15. The samples will be collected from the following places

- Under the basement slab of the building
- Within the basement of the building
- On the 1st floor of the building, including each individual store.
- Outdoor (ambient) air samples will be collected for comparison.

Next Steps

NYSDEC will consider the public comments, revise the plan as necessary, and with NYSDOH concurrence, approve the Supplemental Investigation Work Plan. The approved Supplemental Investigation Work Plan will be made available to the public (see “Where to Find Information” below). After the Supplemental Investigation Work Plan is approved, the applicant may proceed with the site investigation. It is estimated that the field work portion of the investigation will take approximately two (2) weeks to complete.

When the investigation is completed, the applicant will prepare and submit a report that summarizes the results and recommends an appropriate remedial plan to address any contamination. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation report.

The applicant may then develop a cleanup plan, called a “Remedial Work Plan”. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed during the investigation and cleanup of the site.

Background

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for unrestricted purposes.

Site Area: 15,500 ft², 0.36 acres

Surrounding Area: The area surrounding the subject site is a mixture of residential and commercial use. The subject site has been utilized for commercial operations. It is a site of former gasoline service stations that operated from at least 1966 to 2005 under several ownerships, the most recent being Gaseteria Oil Corp. Currently the site is used as a parking lot. Petroleum related compounds and metals were detected in the soil and groundwater at the subject site during environmental investigations in 2002 and 2005. During October 2009 supplemental remedial investigation tetrachloroethene, a chlorinated solvent was detected in the on-site soil and groundwater.

Administrative Milestones in the Brownfield Cleanup Program:

Application Submitted:	May 5, 2006
Application Accepted By NYSDEC:	May 22, 2006
Brownfield Cleanup Agreement Executed:	September 8, 2006
Citizen Participation Plan Approval:	December 18, 2006
Draft Initial Investigation Work Plan:	February 14, 2007
Supplemental Investigation Work Plan:	July 22, 2009
Draft Remedial Investigation Report:	March, 2010
Supplemental Investigation Work Plan Phase III	November 15, 2010

FOR MORE INFORMATION

Where to Find Information

Project documents are available for review at the following location(s) to help the public stay informed. These documents include the draft investigation work plan and the application to participate in the Brownfield Cleanup Program.

The New York Public Library

Inwood Branch

4790 Broadway Ave
New York, NY 10034-4916
Phone: (212) 942-2445
Contact: Mr. Steven Cooper

Community Board 12

711 West 168th St.
New York, NY 10032-2701
212-568-8500
Contact: Mr. Charles DeFino

Who to Contact

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

Project Related Questions

Sadique Ahmed
Project Manager
NYSDEC
Division of Environmental Remediation 625
Broadway, 12th floor
Albany, New York 12233-7016
Phone (518) 402 9775
e-mail: sxahmed@gw.dec.state.ny.us

Site-Related Health Questions

Regarding this Site

Albert Demarco
Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
547 River Street, Troy, N.Y. 12186
Phone: (518) 402 7880
BEEI@health.state.ny.us

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.

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.

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



J.C. BRODERICK
 & Associates
 Environmental Consulting and
 Testing

1775 Expressway Dr. North
 Hauppauge, NY 11788
 Phone: (631) 584-5492
 Fax: (631) 584-3395

NOTES:

4566 Broadway LLC.
 4566 Broadway Avenue
 New York, NY 10040
 BCP Site ID: C231054

Drawing Title

Figure No. 2

Proposed
 Building
 Sampling
 Locations

Scale
 As Noted

Project No.
 10-19105

Date
 12-13-10

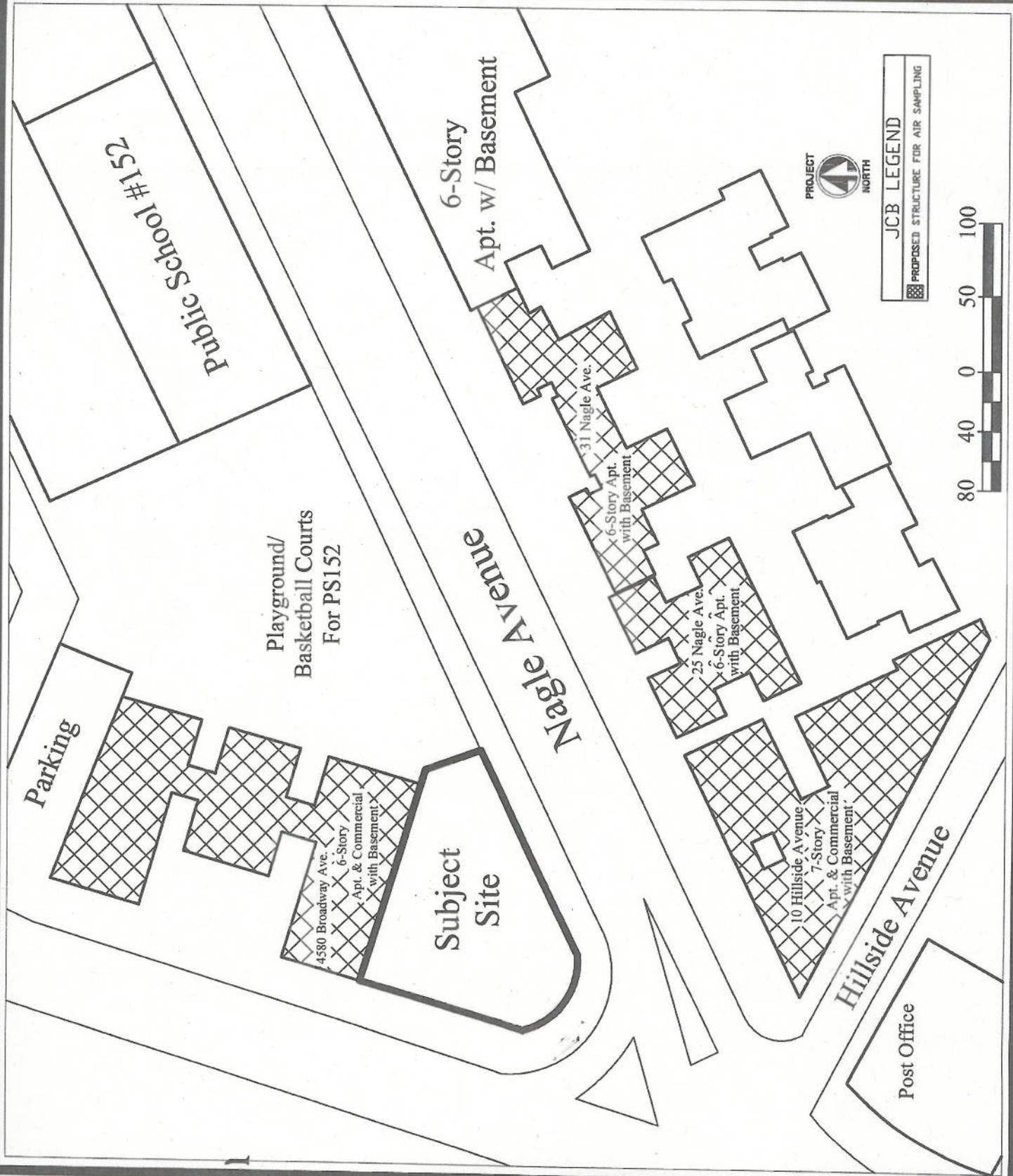
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 J.V.N.

Checked By
 S.W.M.

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Drawing No.

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JCB LEGEND
 PROPOSED STRUCTURE FOR AIR SAMPLING