

**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
115th Street Branch**

203 West 115th Street
New York, NY 10026
Call for hours: (212) 666-9393

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

Dana Kaplan
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
dana.kaplan@dec.ny.gov

Public Health questions:

Julia Kenney
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beej@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

**Former 110th St. Service Station
2040 Frederick Douglas Blvd
New York, NY 10026**

SITE No. C231087

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 Former 110th St. Service Station Site ("site") located at 2040 Frederick Douglas Boulevard, Manhattan, New York County under New York State's Brownfield Cleanup Program ("BCP"). The cleanup activities will be performed by Crescent 110 Equities 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 October 2014, and are expected to last approximately 5 months.

SITE DESCRIPTION: The Site is 0.31-acres and is bordered on the west by Frederick Douglass Boulevard, on the south by West 110th Street (Central Park North), and on the north by West 111th Street. It is currently developed with a one-story service station building and roof canopy over gasoline dispensers. The service station closed in December 2013 and the site is currently unoccupied. Previously, the Site had been used as a gas station and auto repair facility since approximately 1951. 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, C231087) at:

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

HIGHLIGHTS OF THE REMEDIAL ACTION: The key components of the remedy are:

- Removal of Underground Storage Tanks (USTs);
- Removal of free-phase gasoline and perched groundwater through pumping and off-site disposal;
- Excavation and off-site disposal of contaminated soil to approximately 30 feet below surface grade across the majority of the Site, and to 14 feet below surface grade along eastern and southern boundaries of the Site;
- Excavation of contaminated "hot spot" areas at depths ranging from 32 to 37 feet below grade, as needed to achieve the Track 1 Unrestricted Use cleanup;
- Treatment of contaminated groundwater through injection of chemical oxidants into the groundwater;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Import of clean material that meets the established Soil Cleanup Objectives for use as backfill;
- If a Track 1 Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- If a Track 1 Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary;

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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 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

