



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 2420 and 2430 Amsterdam Avenue

DEC Site #: C231088

Address: 2420 and 2430 Amsterdam Avenue, New York, NY 10033

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 2420 and 2430 Amsterdam Avenue site ("site") in Manhattan. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by YWA-Amsterdam LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at: <http://www.dec.ny.gov/cfm/x/xtapps/derexternal/index.cfm?pageid=3>
Enter the site code (located above, next to "DEC Site #"), then click on "Submit".

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from May 17, 2017 through July 1, 2017. The draft Remedial Action Work Plan (RAWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

The proposed remedy consists of excavation of site soil exceeding unrestricted use soil cleanup objectives (UUSCOs) to the depth of bedrock, which is present beneath the site at depths ranging from approximately 6 to 30 feet below grade. The amount of soil above bedrock requiring removal is anticipated to be approximately 21,000 cubic yards. Following excavation, residual petroleum-impacted groundwater will be treated by applying in-situ-chemical-oxidation and oxygen-release-compound amendments to the bedrock surface. Backfill meeting UUSCOs will be placed in over-excavated areas to meet design grades of the site.

Summary of the Investigation

Soil, groundwater, and soil vapor were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, pesticides and poly-chlorinated biphenyl's (PCBs). Results indicate that VOCs and SVOCs are present at levels above the Commercial Use and/or Protection of Groundwater Soil Cleanup Objectives. The contaminants are likely from historic fill, former waste oil storage, the former gasoline service station, and former vehicle repair activities. Soil contamination associated with the former service station was found at depths below 9.5 feet below grade. Groundwater has also been impacted with concentrations of petroleum-related contaminants exceeding groundwater standards. Petroleum-related compounds were also found in on-site soil gas. One monitoring well found tetrachloroethene (PCE) at 9.8 parts per billion (standard is 5 ppb), and PCE was found in on-site soil gas at a maximum of 170 micrograms per cubic meter.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is comprised of two parcels on the city block bordered by West 181st Street to the north, Amsterdam Avenue to the east, West 180th Street to the south, and Audubon Avenue to the west. The site is approximately 0.76 acres in size.

Site Features: The site is occupied by a former Shell gasoline convenience store and former vehicle repair building. The former underground tanks and dispensers have been removed. The nearest surface water bodies are the Harlem River to the east, and the Hudson River to the west.

Current Zoning and Land Use: The site (Lots 83 and 77) is currently occupied by two vacant buildings and used for parking. The site is zoned as a district intended for commercial and manufacturing uses that often require large amounts of land. The zoning also has a residential component encouraging lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. The intended use for the site is commercial.

Past Use of Site: The area in which the site is located has been developed since the late 1800s and originally contained residential dwellings. In 1935 the site was utilized as a bus terminal. In 1950 the site is described as a filling station with five gasoline tanks. From 1968 through 1977, the site is described as a gasoline station and used automobile sales. From 1978 through 2008 the site was utilized as a gasoline station and automotive repair facility. In 2008 a spill occurred on-site, which resulted in removal of over 5,000 tons of petroleum contaminated soil down to bedrock in the northeast portion of the site. The site was divested in 2008 and was vacant until 2010, at which time the site was renovated into a Shell gasoline filling station. In 2011 the filling station's underground tanks and dispensers were removed.

Site Geology and Hydrogeology: The site is underlain by a layer of historic fill, which is comprised of fine to coarse sand with gravel, silt, clay, brick, and concrete fragments. The fill extends to depths ranging from 5 to 7 feet below grade and is underlain by glacial till consisting of fine to coarse sand with gravel, silt, and clay at depths ranging from 6 to 25 feet below grade. Below the overburden materials lies weathered bedrock consisting of Manhattan Schist. Shallow groundwater is found at approximately 10 feet below grade and was shown to flow to the west, following the bedrock surface which slopes to the west.

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

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, 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 DEC 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>

Fort Washington Library
Attn: Kenneth Wright or Sumie Otu
535 West 179th Street
New York, NY 10033
phone: 212-927-3533

Manhattan Community Board 12
Attn: Ebenezer Smith
530 W 166th Street, 6th floor
New York, NY 10032
phone: 212-568-8500
(ebsmith@cb.nyc.gov)

Who to Contact

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

Project-Related

Questions Kyle Forster

NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-8644
kyle.forster@dec.ny.gov

Site-Related Health Questions

Eamonn O'Neil

New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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.

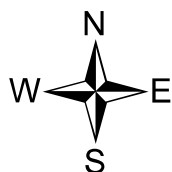
Receive Site Fact Sheets by Email

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: <http://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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Feet

Figure 1

Site Map

2420 2430 Amsterdam Avenue
Manhattan, NY
Site No. C231088

