



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

207th Street / 9th Avenue  
3875 9th Avenue  
New York, NY 10034

May 2019

**SITE No. C231102**  
**NYSDEC REGION 2**

### Where to Find Information:

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

#### **New York Public Library Inwood Branch**

4790 Broadway  
New York, NY 10034  
(212) 942-2445

#### **Manhattan Community Board #12**

530 West 166<sup>th</sup> Street, 6<sup>th</sup> Floor  
New York, NY 10032  
(212) 568-8500

### Who to Contact:

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

#### **Project-Related Questions**

Sarah Quandt, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9116  
[sarah.quandt@dec.ny.gov](mailto:sarah.quandt@dec.ny.gov)

#### **Project-Related Health Questions**

Steven Berninger  
NYSDOH  
Empire State Plaza – Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 207th Street / 9th Avenue site ("site") located at 3875 9th Avenue, Manhattan, NY. Please see the map for the site location. The cleanup activities will be performed by J.207 ST LLC and MFC Realty Corp. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information." Remedial activities are expected to begin in May 2019 and last about 7 months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of underground storage tanks (USTs), if encountered;
- Excavation and off-site disposal of on-site soils in the upper 2 feet across the entire site;
- Excavation of two contaminated "hot spot" areas to depths ranging from 8 to 10 feet below grade containing grossly-impacted soil;
- Excavation of an estimated 1,200 cubic yards of hazardous lead-impacted material, soils that create a nuisance and soils which exceed the protection of groundwater soil cleanup objectives (SCOs) for those contaminants found in site groundwater above standards;
- Importing clean material that meets the restricted residential (SCOs) for use as backfill;
- Installation and maintenance of a cover system consisting of building slabs, pavement, concrete and/or a minimum 2-foot thick layer of clean soil; and
- Installation of a sub-slab depressurization system for future buildings constructed on-site.

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 to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

An Environmental Easement will be recorded to ensure proper use of the site and a Site Management Plan (SMP) will be implemented for long-term maintenance of residual contamination as required by the Environmental Easement, including plans for Institutional and Engineering Control, monitoring, and reporting.

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**Next Steps:** After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s):

- 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.

NYSDEC will issue a fact sheet that describes the content of the FER. 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 COC.

**Site Description:** The site is located at 3875 9th Avenue within the Inwood section of Manhattan and is identified as Block 2188, Lot 1, on the NYC Tax map. The site is 71,575 square feet (1.64 acres) and serves as an active asphalt-paved parking lot. From 1900 to 1922, the site was vacant, and the Harlem River occupied the eastern portion of the site. From 1924 to 1954, the site was occupied by an auto wrecking yard on the northwest portion and auto sales and service on the southwest portion while a houseboat mooring structure occupied the eastern portion of the site. The eastern portion of the site was created by placing fill into the river between 1951 and 1968. The present use as a parking lot began in 1961.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231102 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 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 at:

[www.dec.ny.gov/chemical/61092.html](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 have already signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location



0 75 150  
Feet

## Figure 1 Site Map

207th Street / 9th Avenue  
New York, NY  
Site No. C231102



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