



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C231102/>

New York Public Library Inwood Branch
4790 Broadway
New York, NY 10034
(212) 942-2445

Manhattan Community Board #12
530 West 166th Street, 6th Floor
New York, NY 10032
(212) 568-8500

Who to Contact

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

Project-Related Questions
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NYSDEC
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Albany, NY 12233
(518) 402-8644
kyle.forster@dec.ny.gov

Project-Related Health Questions
Steven Berninger
NYSDOH
Empire State Plaza – Corning Tower
Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

207th Street / 9th Avenue
375 West 207th Street
New York, NY 10034

December 2024

SITE No. C231102
NYSDEC REGION 2

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 207th Street/9th Avenue site ("site") located at 375 West 207th Street, Manhattan, New York County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Sherman Creek LIHTC Owner LLC, MFC Realty Corp., HP Sherman Creek Housing Development Fund Company, Inc., Sherman Creek Master Tenant LLC, Sherman Creek Owner LLC, 207 Street Owner LLC, HP 3875 Ninth Avenue Housing Development Fund Company, Inc., 207 Street Owner LLC, and J.207 St LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C231102/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 70 cubic yards of lead-contaminated soil and 11,000 cubic yards of soil and contaminated historic fill material. Clean fill was and will be brought in to replace the excavated soil and to establish the design grades at the site.
- Site Cover System - The new development at the site will maintain a cover system, which consists of the structures (buildings, pavement, sidewalks) comprising the site development, 2-feet of clean stone and 2-feet of clean soil cover in landscaped areas. The soil will be placed over a demarcation layer, with the upper 6 inches of the soil sufficient in quality to maintain a vegetation layer.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for Institutional and Engineering Controls and reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System

Next Steps: With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The 1.64-acre site is located at 375 West 207th Street within the Inwood neighborhood of Manhattan and is identified as Block 2188, Lot 1, on the NYC Tax map. The property is bounded by 9th Avenue to the west, West 207th Street/University Heights Bridge approach to the south, West 208th Street to the north, and Exterior Street to the east. West 208th Street and Exterior Street are both mapped streets that were never constructed. Beyond the site boundary to the east and to the north, the land is a natural wooded riparian area bounded by the Harlem River and North Cove, respectively. Historical site uses include auto wrecking and auto sales and service. The eastern portion of the site was created by placing fill into the Harlem River between 1951 and

1968. The site was used as a parking lot from the 1960s until entry to the BCP in 2017.

Construction of an affordable housing residential apartment building with commercial amenities is ongoing.

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:

<https://extapps.dec.ny.gov/cfm/extapps/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 may 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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

BROWNFIELD CLEANUP PROGRAM

Site Location

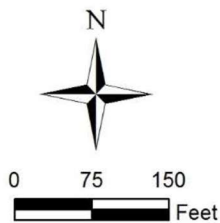


Figure 1 Site Map

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



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