

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



FACT SHEET

Brownfield Cleanup Program

Parcel B West

2305-2315 3rd Ave., 205-213
E. 125 St., and 204-214 E. 126 St.
New York, NY 10035

SITE No. C231108

NYSDEC REGION 2

September 2018

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

New York Public Library
226 East 125th Street
New York, NY 10035
(212) 534-5050

Manhattan Community Board 11
1664 Park Avenue, Ground Floor
New York, NY 10035
(212) 831-8930

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

Project-Related Questions
Nigel Crawford, Project Manager
NYSDEC
47-40 21st Street,
Long Island City, NY 11101
(718) 482-7778
nigel.crawford@dec.ny.gov

Site-Related Health Questions
Arunesh Ghosh
NYSDOH
Empire State Plaza,
Albany NY 12237
(518) 486-1443
bee@health.ny.gov

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

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 Parcel B West site ("site") located at 2305-2315 3rd Avenue, 205-213 East 125th Street, and 204-214 East 126th Street, 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 to the left under "Where to Find Information."

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 to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **September 6 through October 22, 2018**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Unrestricted Use remedy consists of:

- Asbestos abatement and demolition of all on-site buildings and associated cellars in accordance with federal, state, and local regulations to prepare the site for excavation and redevelopment;
- Excavation and appropriate off-site disposal of contaminated soil to a depth of 15 feet below grade surface across the majority of the site, and to about 23 feet below grade in select locations for elevator pits;
- Screening for indication of contamination, by visual means, odor, and monitoring, of all excavated soil during any intrusive site work;
- Decommissioning and removing any underground storage tanks identified during remediation;
- Dewatering, as necessary, for excavation below the water table and treatment and discharge of dewatering fluids in accordance with a New York City Department of Environmental Protection sewer discharge permit;
- Collection and analysis of confirmation soil samples;
- Completion of a soil vapor intrusion evaluation; and
- Import and placement of clean fill meeting unrestricted use soil cleanup objectives.

In the event that the unrestricted use soil cleanup objectives are not achieved, a Site Management Plan and Environmental Easement would be required to ensure proper management of remaining contamination.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 125 MEC Center LLC (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted with the Remedial Action Work Plan.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

Site Description: The 1.05-acre site is located on the western half of the city block bounded by East 126th Street to the north, Second Avenue to the east, East 125th Street to the south and Third Avenue to the west. It is currently vacant, but developed with one one-story, two two-story, one three-story and one four-story buildings. Previously, the site had been used as an auto facility, dry cleaners, parking lot and multiple commercial spaces since 1951.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231108) at:

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

Summary of the Investigation: The primary contaminants of concern at the Site are semivolatile organic compounds, pesticides, polychlorinated biphenyls, and metals, which are present site-wide in historic fill. Petroleum-related volatile organic compounds (VOCs) were detected in soil,

groundwater and soil vapor in the southeastern portion of the site, which formerly operated as an automobile repair facility. Chlorinated VOCs were also detected in groundwater and soil vapor in two samples collected along the site perimeter.

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 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>

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 already have signed up and received this fact sheet electronically.

