



Department of  
Environmental  
Conservation

# 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**

**January 2019**

## Environmental Cleanup to Begin at Brownfield Site - Parcel B West

Action is about to begin that will 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, NY under New York State's Brownfield Cleanup Program (BCP). The cleanup activities will be performed by 125 MEC Center 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 March 2019, and are expected to last approximately 10 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:

- 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 23 feet below grade in select locations;
- Screening for indication of contamination, by visual means, odor, and instrument 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.
- Implementation of a site-specific Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities for the protection of on-site workers, the community, and the environment during the remediation phase of development.

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.

**Next Steps:** After the applicant 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 for the

### Where to Find Information:

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

#### **New York Public Library**

125<sup>th</sup> Street Branch  
224 East 125<sup>th</sup> Street  
New York, NY 10035  
(212) 534-5050

#### **Manhattan Community Board 11**

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

#### **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**

Nigel Crawford, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-7778  
[nigel.crawford@dec.ny.gov](mailto: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](mailto:bee@health.ny.gov)

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

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site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant would be able to redevelop the site in conjunction with receiving a COC. 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 FER 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 COC.

**Site Description:** The 1.05-acre site is located on the western half of the city block bound by East 126<sup>th</sup> Street to the north, Second Avenue to the east, East 125<sup>th</sup> Street to the south and Third Avenue to the west. It is currently vacant, but developed with one one-story building, two two-story buildings, one three-story building and one four-story building. Previously, the site was used as an auto repair facility, dry cleaner, parking lot and multiple commercial spaces since 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, C231108) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are semi-volatile 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 samples collected along the site perimeter.

**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 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](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.

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Site Location Map

