

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

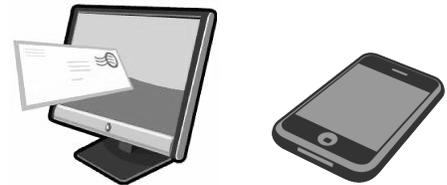
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

4650 Broadway
4650 Broadway
New York, NY 10040

SITE No. C231123
NYSDEC REGION 2

November 2022

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C231123/>
and at these location(s):

Inwood Public Library

4857 Broadway
New York, NY 10034
(212) 942-2445
inwood@nysl.org

Manhattan Community Board 12

530 West 166th Street, 6A
New York, NY 10032
(212) 568-8500
ebsmith@sb.nyc.gov

Who to Contact:

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

Project-Related Questions

Manfred Magloire, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions

Arunesh Ghosh
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 486-1443
beci@health.ny.gov

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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 4650 Broadway site ("site") located at 4650 Broadway, Manhattan, New York, under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 4650 Broadway Holdings LLC, 4650 TIC LLC, and AQOZFI Inwood, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231123/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation of the upper 2 feet of soil below cellar grade that exceeded the restricted residential use soil cleanup objectives (SCOs) and/or the protection of groundwater SCOs for petroleum volatile organic compounds.
- Removal of one 40-gallon drum and off-site disposal during redevelopment in accordance with applicable NYSDEC closure requirements.
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy.
- Completion of post-treatment groundwater sampling to evaluate the effectiveness of the in-situ ("in-place") chemical oxidation, which was completed as an Interim Remedial Measure (IRM);
- Installation of a site cover system to prevent contact with remaining contaminated soil.
- Development and implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) for the protection of on-site workers, the community, and the environment during the remediation phase of development.
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is 1.087-acres and is bounded by residential/commercial buildings to the north and east, Sherman Avenue to the south, and Broadway to the west. The site was formerly improved with a two-story vacant parking garage with a full cellar and partial sub-cellar, which was demolished between September and November 2021. The southern part of the building was most recently operated as a commercial parking garage, and the northern part of the building was most recently used to store antique cars and construction materials. Previously, the site had been used as an automotive garage and services facility since approximately 1928, with former USTs and above ground storage tanks (ASTs). The planned redevelopment includes a multi-story building housing residential units, a school and community facility space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231123) at:

<https://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 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://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

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://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Manfred Magloire, (718) 482 - 4078, and manfred.magloire@dec.ny.gov