



Department of
Environmental
Conservation

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@nypl.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
beei@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

4650 Broadway
4650 Broadway
New York, NY 10040

January 2023

SITE No. C231123
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 4650 Broadway site ("site") located at 4650 Broadway, New York, NY, under New York State's Brownfield Cleanup Program, have been or will be met. Please see the map below for the site location.

The cleanup activities were performed by 4650 Broadway Holdings LLC, 4650 TIC LLC, and AQOZFI Inwood, LLC ("applicants") with oversight provided by the 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://www.dec.ny.gov/data/DecDocs/C231123/>
- 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 of the upper 2 feet of soil that exceeded the Restricted Residential Use Soil Cleanup Objectives (SCOs) and/or the Protection Of Groundwater SCOs for 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

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

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be 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 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, 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/dereexternal/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!

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