

## Ahmed, Sadique (DEC)

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**From:** New York State Department of Environmental Conservation <nysdec@public.govdelivery.com>  
**Sent:** Wednesday, June 19, 2019 1:57 PM  
**To:** Ahmed, Sadique (DEC)  
**Subject:** 148 Nagle Site ([Manhattan]) - NYSDEC Invites Public Comment on Draft Investigation Plan



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### **NYSDEC Invites Public Comment About Draft Plan to Investigate Contamination at Brownfield Site on Nagle Ave., Manhattan**

This link link opens a fact sheet that invites public comment about a draft work plan to investigate contamination at the **148 Nagle Site #C231124 (Nagle Ave., Manhattan)** within New York's Brownfield Cleanup Program:

<http://www.dec.ny.gov/data/der/factsheet/c231124riwp.pdf>

**NYSDEC is accepting public comments about the draft work plan through July 19, 2019.**

Please see fact sheet for details about the draft plan and how to comment.

The fact sheet is in PDF format. You can save, open, and read the fact sheet by using Adobe Acrobat Reader. If you do not have Adobe Acrobat Reader, you can go to the following web page on the NYSDEC web site to download the program: <http://www.dec.ny.gov/about/590.html>

Please do not respond to this email. Replies go to an untended mailbox. If you have questions about the contaminated site identified above, please use the contact information provided in the fact sheet.

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Basil Seggos, Commissioner



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

148 Nagle

148 Nagle Avenue  
Manhattan, NY 10040

June 2019

SITE No. C231124

NYSDEC REGION 2

## Where to Find Information:

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

### **Document Repository Name**

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 always welcome and should be directed as follows:*

### **Project-Related Questions**

Sadique Ahmed, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9767  
[sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)

### **Project-Related Health Questions**

Renata E. Ockerby  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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

## **Draft Investigation Work Plan for Brownfield Site Available for Public Comment**

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 148 Nagle site ("site") located at 148 Nagle Avenue, Manhattan, NY. 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."

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Dyckman Crestview Realty, LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **June 19** through **July 19, 2019**. 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.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile organic compounds (VOCs) in groundwater just outside of the southern boundary of the site.

Key components of the investigation work include:

- Installation of 10 soil borings and analysis of soil samples to identify possible on-site sources of contamination; one of the borings inside the building will be converted into temporary monitoring well and a groundwater sample will be collected and analyzed;
- Installation of 7 monitoring wells and collection of groundwater samples to delineate groundwater impacts;
- Installation of sub-slab soil vapor probes beneath the existing building and the collection of soil vapor samples to evaluate the current conditions below and inside this building;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive and waste handling activities.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. The New York State Department of Health (NYSDOH) must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** This 0.229-acre site is located in the Marble Hills - Inwood section of Manhattan. The north side of the property is bordered by a multi-family residential building. The east side of the property is bordered by a commercial building. The south side of the property is bordered by Nagle Avenue. The west of the property is bordered by Thayer Street. The site is currently improved with a 1-story commercial building occupied by a laundromat. Previously, a one-story retail building was also present at the site which housed a dry cleaner. That building was demolished in January 2017.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231124) at:

<http://www.dec.ny.gov/cfm/external/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:

<http://www.dec.ny.gov/chemical/8450.html>

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*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.*

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## 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 at:

[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 already have signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map

