

(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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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**

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

[Index of /data/DecDocs/C231131](https://extapps.dec.ny.gov/data/DecDocs/C231131)

Document Repository Name

New York Public Library –
Washington Heights Branch
1000 Saint Nicholas Avenue
New York, NY 10032
washingtonheights@nypl.org
(212) 923-6054

Manhattan Community Board 12

530 West 166th Street
6th Floor
New York, NY 10032
(212) 568-8500
Cb12m@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Steven Wu, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-6725
Steven.Wu@dec.ny.gov

Project-Related Health Questions

Shaun Surani
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-1338
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

**M4778 Broadway LLC
4778 Broadway
New York, NY 10034**

**SITE No. C231131
NYSDEC REGION 2**

March 2025

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the M4778 Broadway LLC site ("site") located at 4778 Broadway, Manhattan, New York County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by M4778 Broadway LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a proposed 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://extapps.dec.ny.gov/data/DecDocs/C231131/>.
- 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 cleanup action objectives:

- Excavation and off-site disposal of about 10,150 tons of petroleum impacted soil exceeding the restricted residential use soil cleanup objectives (SCOs), the site-specific cleanup criteria.
- Closure and removal of seventeen (17) underground storage tanks.
- In-Situ (in-place) Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual volatile organic compounds (VOCs) in the saturated soil and groundwater. A chemical oxidant was injected into groundwater below the final excavation depth to address residual VOC contamination in the groundwater.
- Sub-Slab Depressurization System (SSDS) – An SSDS was installed below the basement slab to collect VOCs in soil vapor and prevent infiltration into the new development. The SSDS consists of a clean gravel layer beneath the slab with PVC extraction pipes in the gravel and topped with a geotextile fabric layer, a vapor barrier layer, and the basement slab.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and

BROWNFIELD CLEANUP PROGRAM

- Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

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

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been 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:

- SSDS
- Cover System

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is 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 located at 4778 Broadway in the City of New York, New York County and is identified as Block 2233, Lot 10 on the Manhattan Tax Map. The site is about 11,800 square feet and is located on the city block bordered by Broadway followed by a New York Presbyterian Hospital outpatient medical center to the northwest, athletic fields associated with Harold O. Levy School 52 to the southeast, the Inwood Branch of the New York Public Library to the east, and Fine Fare Supermarket to the west. Historic site use has included a gas station (1921 to 1988).

The site was remediated during its redevelopment to meet Track 2 Restricted Residential Soil Cleanup Objectives. The site is now developed with a 12-story residential property with a planned 25% affordable housing component.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231131) at: <https://extapps.dec.ny.gov/cfm/extapps/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 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: <https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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.

BROWNFIELD CLEANUP PROGRAM

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

DECinfo Locator

Interactive map to access DEC documents and

public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

Site Location





Department of
Environmental
Conservation

Kathy Hochul, Gobernadora | Sean Mahar, Comisionado Interino
www.dec.ny.gov

Traducción Disponible. ¿No encuentra su idioma? ¡Pregunte!

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 নিখD আপিন কবোত পােরন এমন একD ভাষায় অনুবাদ করেত, িন8িলিখত ব7ির সাথে Gযাগােযাগ করAনা অনুবােদর জন7 একান চাজ্ িদেত হেব না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보F면 아래 담당자에게 문의하 십시오. 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.

Contacte a: Steven Wu, (718) 482-6725, Steven.Wu@dec.ny.gov