



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

266-270 West 96<sup>th</sup> Street  
New York, NY 10025

SITE No. C231133

NYSDEC REGION 2

June 2021

## Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C231133/>  
and at these location(s):

### New York Public Library - St. Agnes Branch

444 Amsterdam Avenue  
New York, NY 10024  
(212) 621-0619

### Manhattan Community Board 7

250 West 87<sup>th</sup> Street  
New York, NY 10024  
(212) 362-4008

*\*Repositories may be temporarily  
unavailable due to COVID-19 precautions.  
If you cannot access the online repository,  
please contact the NYSDEC project  
manager listed below for assistance.*

## Who to Contact

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

### Project-Related Questions

Christopher Allan, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, New York  
(718) 482-4096  
[christopher.allan@dec.ny.gov](mailto:christopher.allan@dec.ny.gov)

### Project-Related Health Questions

Shaun Surani  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, New York 12237  
(518) 402-1338  
[beei@health.ny.gov](mailto:beei@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)

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the site located at 266-270 West 96<sup>th</sup> Street, Manhattan, NY ("site"). Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **June 10, 2021 through July 25, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231133/>.
- Documents also are available 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.

**Draft Remedial Work Plan:** The proposed Residential Use remedy consists of:

- Design and construction of a support of excavation (SOE) system to facilitate remedial excavation;
- Excavation and appropriate disposal of all historic fill and native soil down to bedrock, which ranges from approximately 3 to 13 feet below surface grade across the site;
- Dewatering, as necessary, to accommodate the remedial excavation;
- Performing a vapor intrusion evaluation as part of the remedy; and
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities.
- If a Track 2 Residential Use remedy is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- If a Track 2 Residential Use remedy is not achieved, recording of an environmental easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by 266 West 96<sup>th</sup> Associates LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the RAWP and is also available for review at the locations identified on the left side of the page.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

**Site Description:** The site is 0.24-acres and is bordered on the west by West End Avenue, on the south by West 95<sup>th</sup> Street, on the east by Broadway and on the north by West 96<sup>th</sup> Street. Lot 57 is improved with a vacant three-story building with a full cellar level. Lots 59 and 60 are improved with two-story commercial buildings with full cellars and rear courtyards (at sidewalk grade) that are occupied by the Salvation Army and National Association for the Advancement of Colored People (NAACP), respectively. Previously, Lot 57 had been used as a power substation for the New York City Metro Transit Authority (MTA) (1912-2005) and Lot 60 had been used as a dry cleaner (1950-1968).

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231133) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are petroleum volatile organic compounds (VOCs) related to historic on-site uses, semi-volatile organic compounds (SVOCs) and metals related to historic fill in soil; chlorinated VOCs related to an off-site, upgradient source in groundwater; and chlorinated VOCs in soil vapor.

**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>

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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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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://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

