



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

266-270 West 96th Street
New York, NY, 10025

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C231133/>
and at these location(s):

St. Agnes Library*

444 Amsterdam Avenue
New York, New York, 10024
(212)621-0619
stagnes@nypl.org

Manhattan Community Board 7

250 West 87th Street
New York, New York, 10024
(212)362-4008
mn07@cb.nyc.gov

**The St. Agnes Branch Library is temporarily closed for renovations. If you are unable to access the documents through the Community Board or the DECinfo Locator link, please contact the NYSDEC project manager listed below.*

Who to Contact:

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

Project-Related Questions

Christopher Allan, Project Manager
NYSDEC
47-40 21st Street
Long Island City, New York
(718) 482-4065
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
beci@health.ny.gov

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

January 2023

SITE No. C231133
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 site located at 266-270 West 96th Street in Manhattan, New York ("site"), under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 266 West 96th Associates LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (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/C231133/>.
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 - Excavation and off-site disposal of about 1,560 cubic yards of fill and soil exceeding Residential Use (RU) Soil Cleanup Objectives (SCOs). With the exception of the northwest corner of the site, the entire site was excavated to bedrock.
- Waterproofing and Vapor Barrier - A waterproofing and vapor barrier membrane was installed as a construction element.
- Collection and analysis of two confirmation endpoint samples, in accordance with Division of Environmental Remediation (DER)-10, to confirm a Track 2 Residential Use cleanup were achieved.

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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.

The following institutional controls have been put in place on the site:

- Groundwater Use Restriction

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) 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 266-270 West 96th Street in Manhattan, New York and is identified as Block 1243, Lots 1501, 1502 and 1503 on the Manhattan Tax Map. The site is about 10,700 square feet and is located on the city block bordered West 96th Street to the north, Broadway to the east, West 95th Street to the south and West End Avenue to the west. Prior operations at the site include a power substation for the New York City Metro Transit Authority (MTA) (1912-2005), a dry cleaner (1950-1968) and various commercial tenants (1968 to 2021).

Site redevelopment includes construction of a 23-story, mixed-use residential and commercial building with one cellar that will occupy the entire site footprint. The site was remediated to Track 2 Residential standards.

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/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!

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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.
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Contact: Christopher Allan, (718) 482-4065, christopher.allan@dec.ny.gov