



Department of  
Environmental  
Conservation

### Where to Find Information:

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C231138/>

and at these location(s):

#### **NYPL Washington Heights Library**

1000 St. Nicholas Avenue  
New York, New York 10032  
(212)923-6054  
washingtonheights@nypl.org

#### **Manhattan Community Board 10**

215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor  
New York, NY 10027  
(212)749-3105  
Email: mn10cb@cb.nyc.gov

### Who to Contact:

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

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

Meghan Medwid, Project Manager  
NYSDEC  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233  
(518)402-8610  
[meghan.medwid@dec.ny.gov](mailto:meghan.medwid@dec.ny.gov)

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

Arunesh Ghosh, Public Health Specialist  
Bureau of Environmental Exposure Investigation  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518)486-1443  
[beci@health.ny.gov](mailto:beci@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)

# FACT SHEET

## Brownfield Cleanup Program

280 West 155<sup>th</sup> Street

Development Site  
2926 Fredrick Douglas Boulevard  
New York, NY 10039

**SITE No. C231138**

**NYSDEC REGION 2**

**February 2023**

## 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 280 West 155<sup>th</sup> Street Development site ("site") located at 2926 Fredrick Douglas Boulevard, New York, NY, 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 280 W 155TH STREET OWNER L.L.C. ("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/C231138/>.
- 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 14,250 cubic yards of contaminated historic fill material exceeding the Restricted Commercial Use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Support of Excavation – Support of excavation was installed to remove lead-contaminated soil and to close NYSDEC Spill No. 1902392.
- Spill Closure – NYSDEC Spill No. 1902392 was closed through the removal of petroleum-contaminated soil and groundwater.
- Underground Storage Tank Removal – Removal and decommissioning of a 6,000 gallon and a 800 gallon underground storage tank.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- 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 Engineering Controls; (2) monitoring; (3) operation and maintenance; and (4) reporting.

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- 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 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 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 in the Harlem neighborhood of New York City. The site is a 0.86-acre lot with a multi-story commercial building and paved surfaces. The site was remediated to Track 4 Commercial levels. It is bounded to the north by 155th Street and the 155th Street Viaduct followed by Holcombe Rucker Park; to the east by an

asphalt paved parking lot; to the south by mixed use and residential buildings; and to the west by Fredrick Douglass Boulevard followed by a mixed-use building. The site was historically used for commercial and industrial use; the site is currently zoned for commercial use. There is a commercial storage building on-site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231138) at:

<https://www.dec.ny.gov/cfmx/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 SCOs 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](http://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

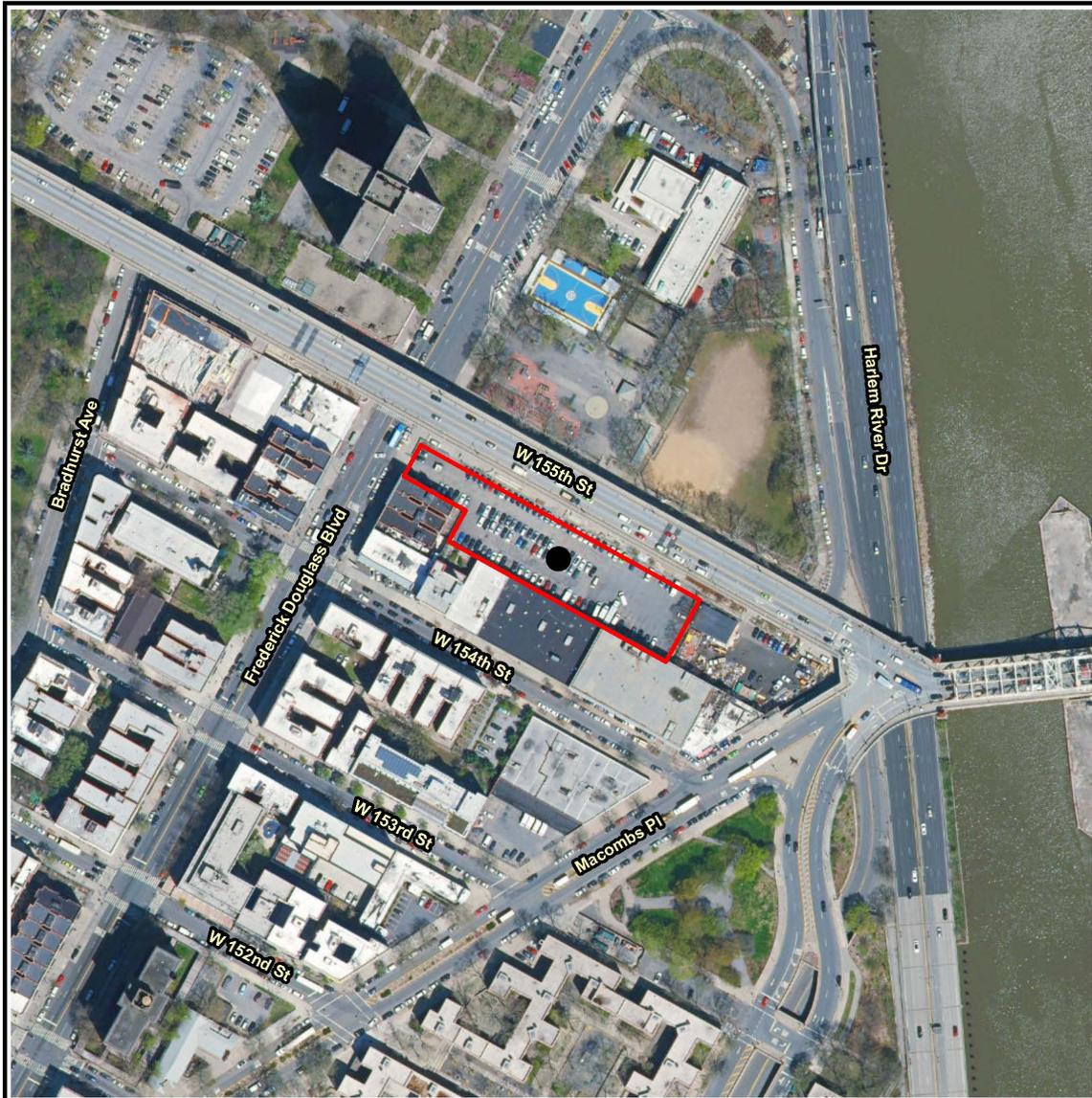
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location

### 280 West 155<sup>th</sup> Street Site Map

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#### Legend

-  Remediation Site Borders
-  Remediation Site



