



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

691 Lenox Avenue – Phase 1
691 Lenox Avenue
New York, NY 10030

SITE No. C231145
NYSDEC REGION 2

March 2022

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C231145/>
and at these location(s):

**NY Public Library - Countee Cullen
Branch**
104 West 136th Street
New York, NY
(212) 491-2070

Manhattan Community Board 10
215 West 125th Street, 4th Floor
New York, NY 10027
(212) 749-3105

**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
Manfred Magloire, Project Manager
NYSDEC
47-20 21st Street
Long Island City, NY 11101
(718) 482-4078
Manfred.magloire@dec.ny.gov

Project-Related Health Questions
Arunesh Ghosh
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 486-1443
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
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 691 Lenox Avenue – Phase 1 site ("site") located at 691 Lenox Avenue, New York, NY. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by One45 Lenox 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 RIWP for 30 days, from **March 31 to April 30, 2022**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231145/>
- 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.

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

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), and metals in soil, groundwater, and/or soil vapor on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern on-site.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

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

After the investigation, a proposed cleanup plan, called a “Draft Remedial Work Plan” will be developed. 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: The site is about 0.79-acres and is bounded by West 145th Street followed by a multi-story mixed residential/commercial building and a self-storage facility to the north; Lenox Avenue followed by Colonel Charles Young Playground to the east; multi-story residential buildings owned and operated by the New York City Housing Authority (NYCHA) and West 144th Street to the south; and an out-of-service gas station and a Mobil-branded active gas station (BCP Site no. C231146), followed by multi-story residential buildings to the west. It is currently developed with a one-story commercial building with storage mezzanines, three buildings containing partial cellars (former Lots 29 and 38) and vacant land (former Lot 33). Previously, the site had been used as an automotive service facility, a hotel, restaurants, commercial stores, and underground petroleum bulk storage since the late 1930s.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231145) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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:

<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>

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Site Location

