

# 252 Third Avenue

## Brownfield Cleanup Program

Site No. C231154

Manhattan, New York County



Department of  
Environmental  
Conservation

September 2025

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 252 Third Avenue ("site") located at 252-258 Third Avenue, Manhattan, New York County. Please see the map for the site location. The cleanup activities will be performed by Gramercy 252 Owner LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C231154/>.
- Documents also are available at the location(s) identified under "**Where to Find Information**".

Cleanup activities are expected to begin in September 2025 and last about 21 months.

### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the cleanup are:

- Removing underground storage tanks in accordance with local, state, and federal regulations;
- Excavation and off-site disposal of approximately 3,000 cubic yards of contaminated soil;
- Collecting and analyzing post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- Extraction of contaminated groundwater, if necessary;
- Treatment of contaminated groundwater through the application of enhanced bioremediation and chemical injections, if necessary;
- Installation of a Soil Vapor Extraction System to prevent the migration of contaminated soil vapor off-site;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns, then a Sub-Slab Depressurization System will be installed in the proposed building;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan would also be required for long term maintenance of the remedial systems; and
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

### Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

## **Site Description**

The 0.320-acre site is located in the Gramercy Park neighborhood of Manhattan and is bounded to the north by East 21<sup>st</sup> Street followed by residential apartments, to the east by Third Avenue followed by residential apartments, to the south by residential apartments followed by East 20<sup>th</sup> Street, and to the west by Gramercy Park East followed by Gramercy Park. The site consists of 6 recently vacated lots having a variety of uses, coupled with residential apartments. Historical uses of the site include various commercial and manufacturing uses, grocery store, coffee shop, nail salon, dry cleaners, restaurant/bar, and residential apartments.

The proposed redevelopment includes complete demolition of the existing buildings and construction of a new up to 20-story residential building with an affordable housing component, containing ground floor commercial or community facility space. Demolition of the existing buildings has already begun and is ongoing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231154) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## **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>

## Stay Informed with DEC Delivers

**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.**

Sign up to receive site updates by email:

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

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

### CONTACT INFORMATION

#### Project-Related Questions

Shawn Roberts, Project Manager  
NYSDEC, Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
p: (518) 402-9799  
[shawn.roberts@dec.ny.gov](mailto:shawn.roberts@dec.ny.gov)

#### Project-Related Health Questions

Christopher Budd  
NYSDOH, Bureau of Environmental Exposure and Investigation  
Empire State Plaza, Corning Tower Rm 1787  
Albany, NY 12237  
p: (518) 402-1769  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

### WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C231154/>

#### The New York Public Library - Epiphany Branch

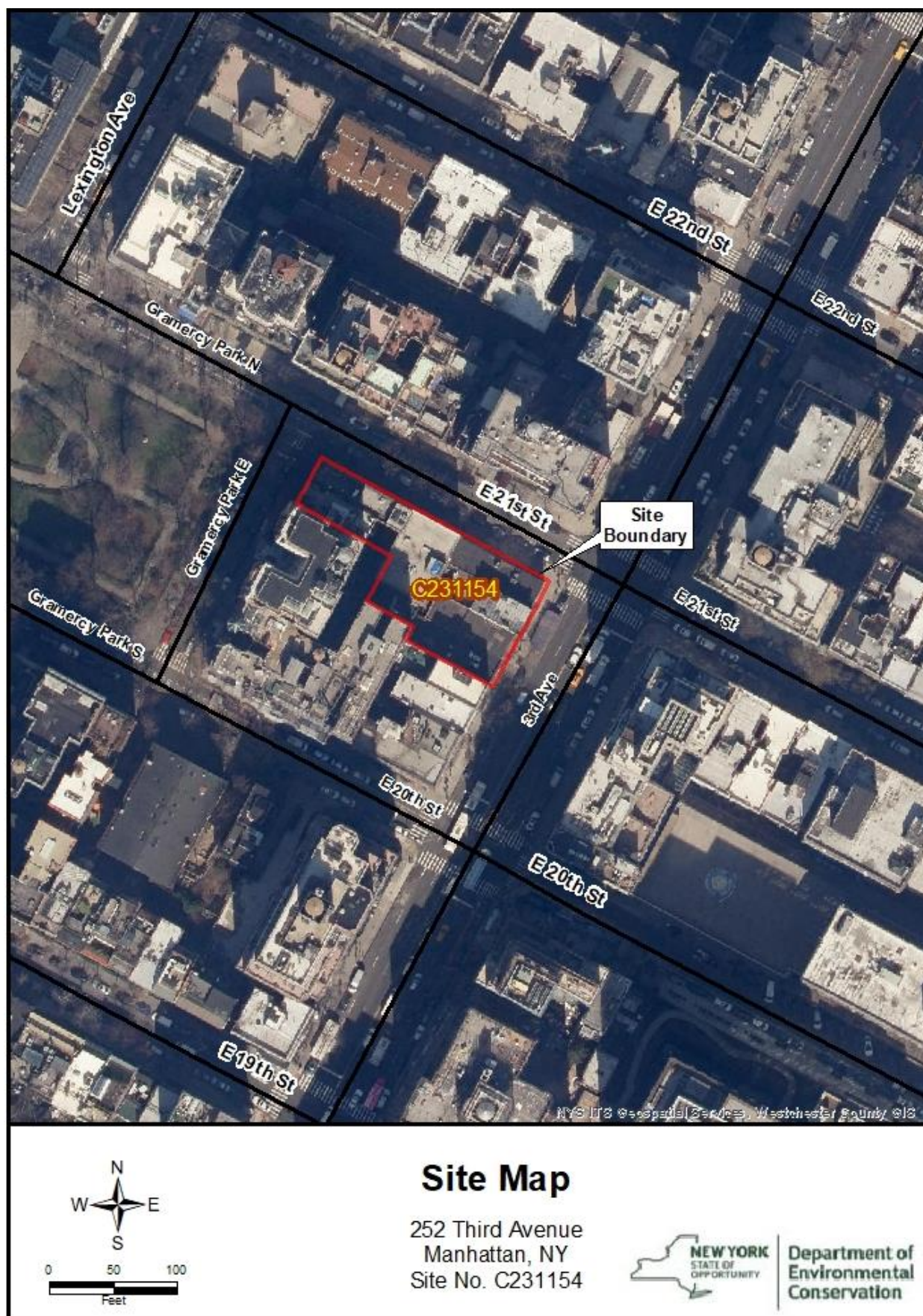
228 East 23<sup>rd</sup> Street  
New York, NY 10010  
(212) 679-2645

#### Manhattan Community Board 6

211 East 43<sup>rd</sup> Street, Suite 1404  
New York, NY 10017  
(212) 319-3750



## Site Location





## Translation Available. Don't see your language? Ask!

|   |   |
|---|---|
| <b>English</b>                          | To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.                            |
| <b>Español</b><br>Spanish               | Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.                                 |
| <b>简体字</b><br>Simplified Chinese        | 如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。  |
| <b>Русский</b><br>Russian               | Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.                         |
| <b>אידיש</b><br>Yiddish                 | צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.                            |
| <b>বাঙালি</b><br>Bengali                | এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে নীচে উল্লেখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।                               |
| <b>한국어</b><br>Korean                    | 이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.   |
| <b>Kreyòl Ayisyen</b><br>Haitian Creole | Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.  |
| <b>Italiano</b><br>Italian              | Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.              |
| <b>العربية</b><br>Arabic                | لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.   |
| <b>Polski</b><br>Polish                 | Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.                                   |
| <b>Français</b><br>French               | Veuillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite. |
| <b>اردو</b><br>Urdu                     | اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔                                |