

# E. 11TH STREET WORKS – OU-3/ST. EMERIC’S



Department of  
Environmental  
Conservation

Brownfield Cleanup Program

Site No. C231105

New York County

June 2025

## Cleanup 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 E. 11<sup>th</sup> St Works – OU-3/St. Emeric’s site (“site”) located at 181 Avenue D, Manhattan, NYC. 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 11 through July 26, 2025**.

- Access the Remedial Investigation Report, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C231105/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Contact Information” area.

### Draft Remedial Investigation Report and Draft Remedial Action Work Plan

The proposed Track 4 remedy plan consists of:

- Demolition and removal of buildings and any asphalt/concrete on-site.
- Excavation to a depth of 4 feet under the proposed building footprint, a depth of 5 feet in the Manufactured Gas Plant (MGP) source area in the central-southern portion of the site, and a depth of 2 feet across the remainder of the site;
- Stockpiling and off-site transport/disposal of approximately 7,060 cubic yards of contaminated soil;
- Partial removal of the gas holder foundation and removal of any encountered Underground Storage Tanks (UST);
- Backfilling of excavated areas outside of the building footprint with certified-clean material that meets established Soil Cleanup Objectives;
- Barrier wall installation on the southwestern corner of the site to act as a cut-off wall to contain any MGP or petroleum contamination;

- In-Situ Solidification (ISS) of approximately 1,500 cubic yards from approximately 5 ft to 20 feet below ground surface on the central-southern portion of the site to address MGP source contamination;
- Collecting and analyzing confirmatory soil samples, post-cleanup groundwater samples, and post-cleanup soil vapor samples to evaluate the effectiveness of the cleanup;
- A Sub-Slab Depressurization System (SSDS) will be installed beneath the proposed building with a sealing layer vapor barrier system;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Implementation of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by St. Emeric Development I MM LLC, St. Emeric Development II MM LLC, St. Emeric Development I LLC and St. Emeric Development II LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

## Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant 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 1.4-acre site is located in an urban area on the lower east side of the Borough of Manhattan in New York City. The site is bounded by East 13th Street to the north, East 12th Street to the south, Avenue D to the East, and a residential property to the west (3 Haven Plaza). The main features of the site include the following: Church of St. Emeric; former Escuela Hispana Montessori Head Start School (formerly Saint Emeric’s School); a Quonset-hut style storage building and the church/school parking lot and sidewalks. All buildings are currently vacant.

The planned redevelopment will be a supportive and affordable housing development. It will consist of two new multi-story residential buildings with landscaped and hardscape areas including a parking lot surrounding the buildings.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C231105) at:

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

## Summary of the Investigation

Volatile organic compounds (VOCs) and metals were found in on-site soil and groundwater. Volatile organic compounds, metals, semi-volatile organic compounds (SVOCs), and pesticides were detected in on-site soil. Manufactured Gas Plant (MGP) related contamination was found in subsurface soil.

## 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

Douglas MacNeal, Section Chief  
NYSDEC, Division of Environmental Remediation  
625 Broadway, Albany NY 12233-1010  
p: (518) 402 - 9684  
[douglas.macneal@dec.ny.gov](mailto:douglas.macneal@dec.ny.gov)

### Project-Related Health Questions

Michele Dolan  
NYSDOH, Bureau of Environmental Exposure and Investigation  
Empire State Plaza - Corning Tower, Room 1787  
Albany, NY 12237  
p: (518) 402 - 7860  
[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/C231105/>

### **Tompkins Square Library**

New York Public Library – Tompkins Square Library  
331 East 10th Street New York, NY 10009

### **Manhattan Community Board 3**

Attn: Alysha Lewis-Coleman, Chairwoman  
Susan Stetzer, District Manager  
David Crane, Environmental Committee Chairman  
59 East 4th Street New York, NY 10003

## Site Location







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