

252 Third Avenue

Brownfield Cleanup Program

Site No. C231154

Manhattan, New York County



Department of
Environmental
Conservation

July 2025

Report Recommends Cleanup of Contamination; Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing the Remedial Investigation Report (RIR) and the proposed remedy to address contamination related to the 252 Third Avenue ("site") located at 252-258 Third Avenue, Manhattan, New York County. The public is invited to comment on a proposed remedy. Please see the map for the site location. Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health. This decision is based on the potential for human exposure to site-related contaminants via soil vapors. To address this threat, a remedy was proposed and is summarized below.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **July 2 through August 18, 2025**.

- Access the RIR, 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."
- 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 1 Unrestricted Use remedy plan consists of:

- Removing Underground Storage Tanks, if encountered;
- 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 chemical injections, if necessary;
- If post-cleanup soil vapor samples indicate continued soil vapor concerns, then a Sub-Slab Depressurization System (SSDS) 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 and Community Air Monitoring Plan 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 proposed cleanup plan was developed by Gramercy 252 Owner 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 0.320-acre site is located in the Gramercy Park neighborhood of Manhattan and is bounded to the north by East 21st Street followed by residential apartments, to the east by Third Avenue followed by residential apartments, to the south by residential apartments followed by East 20th 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 development is consistent with the current surrounding land uses and in compliance with the established zoning for the lots and the surrounding area.

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 with parking and a basement level. 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>

Summary of the Investigation

The primary contaminants of concern at the site are chlorinated volatile organic compounds (CVOCs), metals, and per & polyfluoroalkyl substances (PFAS) in soil and groundwater, and VOCs and CVOCs in soil vapor.

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 the 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://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 NYSDEC 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

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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

WHERE TO FIND INFORMATION

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

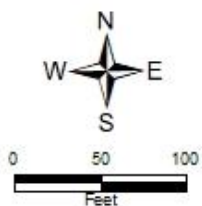
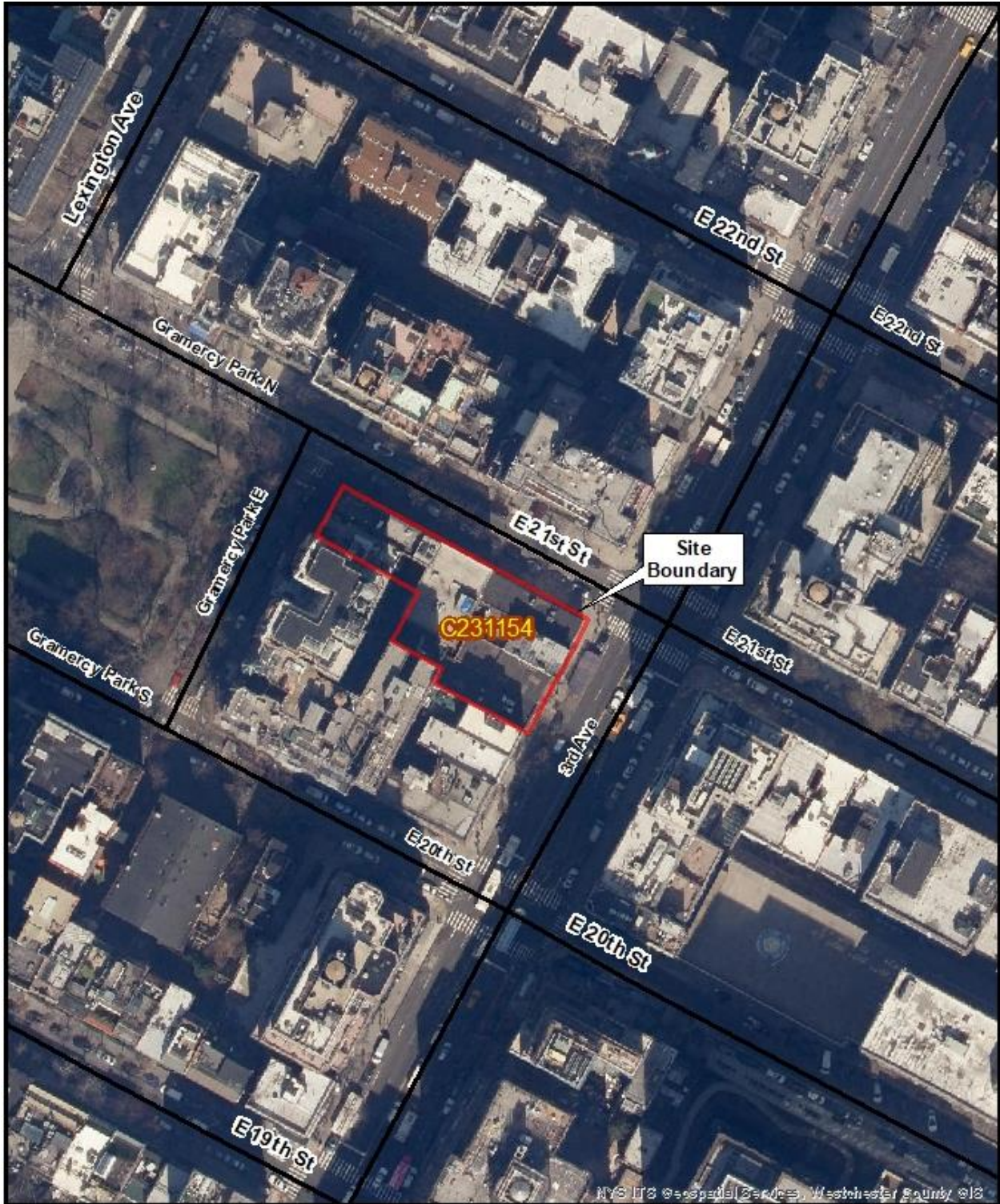
The New York Public Library - Epiphany Branch

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

Manhattan Community Board 6

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

Site Location



Site Map

252 Third Avenue
Manhattan, NY
Site No. C231154



Department of
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