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May 10, 2012

Joseph A. Tahl
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Charles Sosik
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Re: NYC BCP Remedial Action Work Plan Approval
2211 Third Avenue
Block 1785, Lot 43, 46, and 146
BCP Project #12CBCP037M / OER Project # 12EHAZ218M

Dear Mr. Tahl:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the Remedial Action Work Plan (RAWP) and Stipulation List for the 2211 Third Avenue, BCP Project #12CBCP037M, dated March 14, 2012. The Plan was submitted to OER under the NYC Brownfield Cleanup Program (BCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on March 13, 2012. There were no public comments.

The following remedial action elements will be implemented at the project site:

Statement of Purpose and Basis

This document presents the remedy for a Brownfield Cleanup site known as “2211 Third Avenue” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website: http://www.nyc.gov/html/oer/html/repository/RManhattan.shtml#2211_Third_Avenue_-_12CBCP037M.

The New York City Office of Environmental Remediation (the Office or OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the 2211 Third Avenue Site and the public's input to the proposed remedy presented by the Office.

Description of Selected Remedy

The remedy selected for this 2211 Third Avenue Site includes soil excavation, cover system, and sub-slab parking garage. The remedial action will apply Track 1 SCOs. A Site Management Plan is not required for Track 1 clean up. If Track 1 cleanup is not achieved, a Site Management Plan (SMP) will be required for long-term management of residual contamination.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 1 Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs.
4. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
5. If USTs are encountered, removal of underground storage tanks and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations.
6. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
7. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
8. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.

9. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
10. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
11. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
12. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

5/10/12

Date



Shaminder Chawla
Assistant Director

SITE BACKGROUND

Location:

The Site is located at 2211 Third Avenue in Manhattan, New York and is identified as Block 1785 and Lot 43, 46, and 146 on the New York City Tax Map. Figure 1 shows the Site location.

Site Features:

The 2211 Third Avenue Site is 17,661-square feet and is bounded by Third Avenue to the north, a commercial property to the south, E. 121st Street to the east, and a multi-family residential apartment building to the west. Currently, the Site is a vacant lot. The topography of the combine Site and its vicinity is generally level. The surrounding property uses are predominantly residential and commercial.

Current Zoning/uses:

The current zoning designation is C4-4D for lot 46 and R7A for lots 43 and 146, contextual zoning districts. The proposed use is consistent with existing zoning for the property.

Historical Use:

A review of historic records revealed that each of the three lots comprising the subject site was developed prior to 1896 with four-story row houses. Lot 46 was redeveloped prior to 1911 with a large four-story building with basement, which was utilized as a department store, furniture store, and several other commercial uses until it was demolished in 2008. The four-story row houses on Lots 146 and 43 remained in place until the late 1970's/early 1980's. The upper floors were likely utilized as residential apartments, and the first floor of both buildings as small stores.

Summary of Environmental Findings:

1. Elevation of the property is approximately 16 feet above sea level.
2. Depth to groundwater ranges from 12 to 15 feet at the Site.
3. Groundwater flow is generally from west to east beneath the Site.
4. Depth to bedrock is greater than 23 feet at the Site.
5. The stratigraphy of the site, from the surface down, consists of urban fill, which was primarily comprised of brick, concrete, wood and other debris in a brown silty-sand matrix. The layer of urban fill extended to a depth ranging from of approximately 7 to 15feet below grade.

A site location map is attached as Figure 1.

LAND USE AND PHYSICAL SETTING

The Office may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For 2211 Third Avenue, a Track 1 remedial action alternative was considered in alternative analysis. The Track 1 alternative involves the removal of all soil above Track 1 SCOs. Excavation and removal of soil/fill to a depth of approximately 10 to 13 feet below grade for the cellar area for parking space and approximately 15 feet for the elevator

pit beneath the proposed building where Track 1 SCOs are proposed. Attainment of Track 1 would be assessed after the conclusion of the excavation activities through end-point sampling.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

PROPOSED DEVELOPMENT PLAN

The current zoning designation is C4-4D for lot 46 and R7A for lots 43 and 146, which is part of the contextual zoning districts. The proposed use is consistent with current zoning for the property.

The proposed future use of the Site will consist of a new 12-story residential building. The building will include affordable residential units and first floor retail or community center. The building will also include a basement for parking, which will require excavation to approximately 10 feet below grade.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

SUMMARY OF REMEDIAL INVESTIGATION

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 5.4.

Nature and Extent of Contamination:

Soil: The environmental investigation identified no PCBs in the soil. VOCs detected included Acetone and Methylene Chloride slightly above Unrestricted Use Soil Cleanup Objectives (UUSCOs). Several metals were also detected above UUSCOs, including chromium, copper, lead, mercury, nickel, and zinc. Arsenic (16.7 ppm) was only detected in one shallow soil sample above RRSCOs. Soil is contaminated with semi volatile organic compounds (SVOCs) including benzo(a)anthracene, benzo(a)pyrene, Benzo(b)fluoranthane, Benzo(k)fluoranthane, chrysene, Dibenzo(a,h)anthracene, and Indeno(1,2,3-cd)pyrene above Restricted Residential Soil Cleanup Objectives (RRSCOs). Pesticides including alpha-

Chlordane, gamma-Chlordane, and 4,4'-DDT were detected in shallow soils associated with historical fill material and detected above UUSCOs.

Groundwater: No pesticides and PCBs were identified in any wells. VOC and sVOC were detected below GQS. Several metals detected were above GQS including Barium, Magnesium, Manganese, and Sodium. The anticipated removal of all on-site fill soils will eliminate any on-site contributions to groundwater contamination.

Soil vapor: Soil gas testing documents no VOC concentrations in excess of guidance values as established by the NYSDOH except for Methylene Chloride. Detectable levels of VOCs in on-site soil gas may be related to on-site fill.

Figure 1: Site Location Map



Figure 2: Site Aerial Map

