



FACT SHEET

Brownfield Cleanup Program

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Kips Bay Fuel Terminal
Site Number C231014
New York, NY

November 2011

Cleanup Action Completed at Brownfield Site; Final Engineering Report Under Review

Action has been completed to address contamination related to Kips Bay Fuel Terminal ("site") located at 616 First Avenue in New York, NY under New York's Brownfield Cleanup Program. See map for site location.

NYSDEC previously accepted an application from TRC Companies, Inc. and East River Realty Co., LLC ("applicants") to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for restricted residential and commercial purposes.

The applicants have completed the activities and have submitted to the New York State Department of Environmental Conservation (NYSDEC) a Final Engineering Report, which is under review. The Final Engineering Report states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Final Engineering Report

The Kips Bay Fuel Terminal parcel consists of 1.6 acres located just west of the East River and FDR Drive and several blocks south of the United Nations Headquarters Complex in a highly developed commercial/residential area between East 35th and East 36th Streets. The former Waterside Generating Station and former 708 Office Building, now the Greater Waterside BCP Site, occupies city blocks to the north, between East 38th and 41st Streets. The north and west

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 include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/8450.html

portion of the site has the street address of 616 First Avenue; and the southwestern portion of the site has the street address of 425 East 35th Street. The site is zoned for commercial and residential use.

The NYC School Construction Authority is currently constructing a new K-8 school on the southwestern corner of the property at 425 East 35th Street.

The Kips Bay property was initially operated as a lumber and coal/wood yard until 1899 and thereafter primarily as a lumber yard until approximately 1926 when the New York Steam Corporation built a coal-

fired steam plant on the eastern side of the site. Con Edison became the owner of the steam plant in 1970 and added a Fuel Oil Pump House and 255,000-gallon fuel oil underground storage tank (UST), Switch Gear Room/Guard Station Building, three transformers, and associated equipment. Con Edison initiated demolition of the steam plant in 1987 and completed the above-grade demolition in 1994. The site was then used to supply fuel oil to the Waterside Generating Station located at 700 First Avenue and as a parking facility for Con Edison vehicles. Con Edison ceased using the fuel oil from the UST in February 2002.

Prior to remediation, the primary areas of concern were asbestos containing materials; the 255,000-gallon fuel oil UST; PCB, petroleum and other contaminated soils, and an underground concrete-lined ash pit containing solids and water having elevated levels of some metals and visible staining. In addition, there were other subsurface structures that were potentially of concern including storm-drain catch basins, underground storm drain lines, underground Pipeline Nos. 4, 5 and 6, and underground steam pipelines.

All structures, with the exception of a deep concrete bulkhead and a municipal sewer line in the eastern portion of the site, have been decommissioned, demolished and removed. Remedial activities at the site included asbestos abatement, removal of the 255,000-gallon UST, removal of the concrete-lined ash pit and the soils and solids from the ash pit, excavation and disposal of petroleum and PCB-impacted soil, excavation and disposal of all soil and other subsurface structures above the top of competent bedrock or the mean high water table (Development Depth), installation and sampling of three bedrock monitoring wells and two shallow aquifer monitoring wells to evaluate groundwater conditions within the bedrock and shallow aquifer. The site was partially backfilled with a minimum of two feet and as much as 20 feet of clean sand and crushed stone and is surrounded by a site security fence.

The site is subject to a Site Management Plan (SMP) which has been approved by NYSDEC and includes engineering and institutional controls, including Environmental Easements. The SMP establishes procedures for the following activities:

1. Soil disturbance activities below Development Depth
2. Groundwater dewatering, if required,
3. Management of excavated soil and dewatered groundwater,
4. Management of new fill material and placement of the final cover,
5. Site-specific health and safety requirements during construction, and
6. Notification and reporting.

Periodic inspections must be performed to assess the performance and effectiveness of the remedy.

Next Steps

NYSDEC will complete its review, revise the Final Engineering Report as necessary, and approve the report. The approved Final Engineering Report will be made available to the public (see “Where to Find Information” below). NYSDEC then will issue a Certificate of Completion to the applicant.

Upon receipt of the Certificate of Completion, the applicants (which now include the current site owner of 616 First Avenue, 616 First Realty Company, LLC):

- X would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- X would be eligible for tax credits to offset the costs of performing clean-up activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

A fact sheet will be sent to the site contact list when NYSDEC issues a Certificate of Completion to the applicants.

FOR MORE INFORMATION

Location of Reports and Information

Project documents are available at the following location(s) to help the public stay informed.

Science, Industry and Business Library 188 Madison Avenue New York, NY 10016-4314 Phone: (917) 275-6975	New York Public Library Kips Bay Branch 446 Third Avenue New York, NY 10016 Phone: (212) 683-2520	Manhattan Community Board 6 UN Plaza, Suite 308 New York, NY 10017 Phone: (212) 319-3750
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Hours:
Mon: 11 am to 6 pm
Tue: 10 am to 8 pm
Wed: 10 am to 8 pm
Thu: 10 am to 8 pm
Fri: 11 am to 6 pm
Sat: 11 am to 6 pm
Sun: Closed

Hours:
Mon: 11 am to 6 pm
Tue: 12 pm to 7 pm
Wed: 11 am to 6 pm
Thu: 12 pm to 7 pm
Fri: 10 am to 5 pm
Sat: 10 am to 5 pm
Sun: Closed

Hours:
Mon-Fri: 9:30 am to 4:30 pm
Sat/Sun: Closed

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Mr. Ronnie Lee
NYS Department of Environmental
Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: (518) 402-9768
rslee@gw.dec.state.ny.us
Call for an appointment

Site-Related Health Questions

Ms. Dawn Hettrick
NYS Department of Health
Bureau of Environmental Exposure
Investigation
Flanigan Square
547 River Street, Room 300
Troy, New York 12180-2216
Phone: (518) 402-7880
deh02@health.state.ny.us

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.

Receive Site Fact Sheets by Email

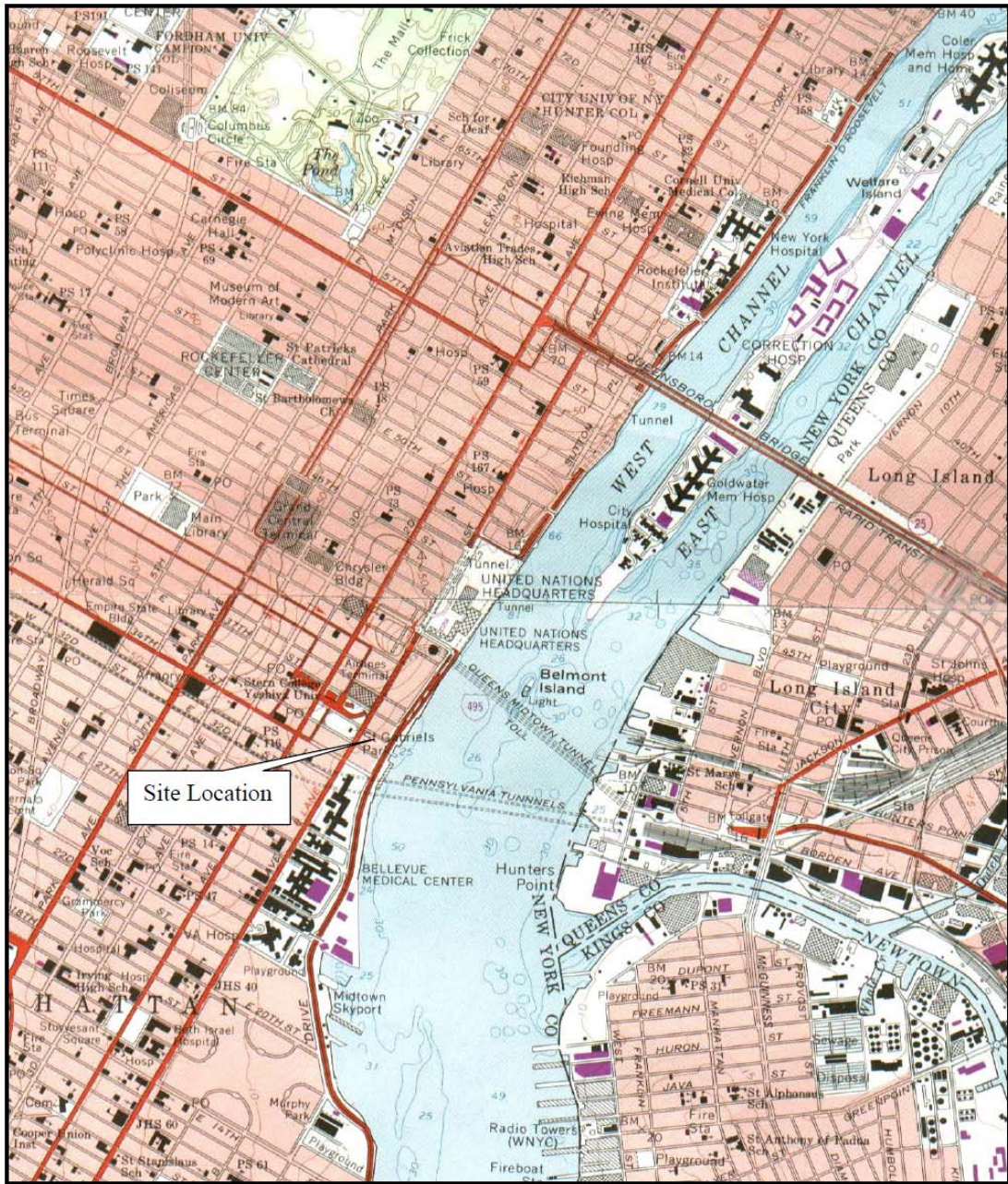
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html . It's *quick*, it's *free*, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



Site Location



<p>Kips Bay Fuel Terminal 616 First Avenue New York, New York</p>
<p>Figure 1: Site Location Map Approximate Scale 1: 24,000</p>
<p>Source: USGS Topographical Survey Maps Central Park NY – NJ Quadrangle, Photorevised 1979 Brooklyn, NY, Photorevised 1979</p>