Appendix C: Agency Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-M
Project: 11 AVE REZONING
Date Received: 8/21/2024

Properties with no Architectural or Archaeological significance:

1) 760 JOE DIMAGGIO HIGHWAY, BBL: 1011020011
2) 801 11 AVENUE, BBL: 1011030036

Comments: The following sun-sensitive properties are within the shadow radius and appear to require a Tier III shadow analysis:

LPC designated and S/NR listed Church of St. Paul the Apostle, 8 Columbus Avenue and LPC designated and S/NR eligible Catholic Apostolic Church, 417-419 West 57 Street within shadow radius.

Gina Santucci

8/28/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37438_FSO_DNP_08262024.docx

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
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March 28, 2025

Andrew Martini
Senior Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: DeWitt Clinton Park North
Block 1102, Lot 11 and Block 1103, Lot 36
CEQR # 25DCP049M

Dear Mr. Martini:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2025 and the February 2025 Phase II Remedial Investigation Work Plans (Phase II Work Plans) and the December 2024 and the January 2025 Site Specific Health and Safety Plans (HASPs) prepared by Vanasse Hangen Brustlin, Inc., on behalf of 801 11th Avenue LLC., (applicants), for the above referenced project. It is our understanding that the applicants are seeking:

1. A zoning map amendment from the New York City Department of City Planning (DCP) to rezone a M2-3 zoning district to a C4-7 zoning district.
2. A zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the project area as a Mandatory Inclusionary Housing Area.
3. A special permit pursuant to ZR section 89-21 to facilitate a mixed-use residential and commercial building in the Special Clinton District.

The proposed actions would facilitate the redevelopment of Block 1102, Lot 11 (Development Site 1) with a new 42-story, 664,245 gross square feet (gsf), mixed-use building containing approximately 113,990 gsf of commercial auto dealership space and 617 residential units, as well as the redevelopment of Block 1103, Lot 36 (Development Site 2) with a new 38-story, 515,076 gsf, mixed-use building containing approximately 85,760 gsf of commercial auto dealership space and 477 residential units. It should be noted that the applicant-owned Development Sites, located between 11th Avenue and 12th Avenue (Development Site 1) and between West 55th Street and West 56th Street (Development Site 2) in the Hudson Yards neighborhood of Manhattan Community District 4, are currently developed with three multi-story commercial buildings.

Development Site 1: Block 1102, Lot 11

The February 2025 Phase II Work Plan proposes to install ten soil borings, six temporary groundwater monitoring wells and nine sub-slab soil vapor probes at the project site. Soil borings will be advanced to approximately four feet below the existing cellar slab or to the groundwater/bedrock interface (whichever is shallower). Two soil samples will be collected for each soil boring; one soil sample will be collected from the 0-2 feet interval below the existing cellar slab and the second sample will be collected from the 2-4 feet interval below the cellar slab interval and/or above the groundwater/bedrock interface (whichever is encountered first). If evidence of gross

contamination is observed, based on visual/olfactory evidence of impacts and/or elevated soil screening readings obtained using accepted field instruments, an additional sample will be collected. The samples will be focused on any sections exhibiting evidence of contamination based on field screening. If groundwater or bedrock is encountered at a shallower depth than the proposed maximum sampling depth during borehole advancement, the subsurface soil sample will be collected from the two-foot interval above the groundwater interface or bedrock. Twenty soil samples and six groundwater samples will be collected and analyzed for volatile organic compounds (VOCs) via United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) via EPA Method 8270, pesticides via EPA Method 8081, polychlorinated biphenyls (PCBs) via EPA Method 8082 and Target Analyte List (TAL) metals. Nine sub-slab vapor samples will also be collected and analyzed for VOCs via EPA Method TO-15.

Development Site 2: Block 1103, Lot 36

The January 2025 Phase II Work Plan proposes to install nine soil borings, five temporary groundwater monitoring wells and eight soil vapor probes at the project site. Soil borings will be advanced to approximately 14 feet below grade surface (bgs) or to the groundwater/bedrock interface (whichever is shallower). Two soil samples will be collected for each soil boring; one soil sample will be collected from the 0-2 feet bgs interval and the second sample will be collected from the two-foot interval below the proposed maximum excavation depth (approximately 12 feet bgs) and/or above the groundwater/bedrock interface (whichever is encountered first). If evidence of gross contamination is observed between two feet bgs and the proposed maximum excavation depth (based on visual/olfactory evidence of impacts and/or elevated soil screening readings obtained using accepted field instruments), an additional sample will be collected from that interval. The samples will be focused on any sections exhibiting evidence of contamination based on field screening. If groundwater or bedrock is encountered at a shallower depth than the proposed maximum excavation depth during borehole advancement, the subsurface soil sample will be collected from the two-foot interval above the groundwater interface or bedrock. Eighteen soil samples and five groundwater samples will be collected and analyzed for VOCs via EPA Method 8260, SVOCs via EPA Method 8270, pesticides via EPA Method 8081, PCBs via EPA Method 8082 and TAL metals. Eight soil vapor samples will also be collected and analyzed for VOCs via EPA Method TO-15.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Phase II Work Plans

Development Site 1: Block 1102, Lot 11

- The number of proposed sampling locations depicted on Figure 3 does not appear to correspond to sections 4.1, 4.1.2, and 4.1.3. Therefore, DCP should instruct the applicant to clarify.

Development Site 1: Block 1102, Lot 11 and Development Site 2: Block 1103, Lot 36

- DCP should instruct the applicant that the proposed soil, groundwater and soil vapor sampling locations should be individually labeled on Figures 3 Proposed Sample Location Map (e.g. SB-1, GW-1, SV-1, etc.).

- DCP should instruct the applicant that where the water table is less than 30 feet beneath the deepest level of existing or proposed on-site basement/cellar, groundwater samples should be collected for laboratory analysis (e.g., if the deepest level of the proposed basement/cellar is 12 feet bgs, then attempts to collect groundwater samples should be made to a minimum depth of 42 feet bgs; and if the deepest level of the existing cellar is 22 feet bgs, then attempts to collect groundwater samples should be made to a minimum depth of 52 feet bgs [unless the existing cellar is further deepened for the proposed project], etc.). The depths at which groundwater samples are to be collected should be adjusted accordingly based on the deepest structural elevation of the proposed structure.

- DCP should instruct the applicant that if underground storage tank (UST) areas are identified at the site, additional test borings should be advanced to adequately characterize the UST areas. A minimum of two test borings should be advanced per tank cluster. Test borings should be advanced within two feet of the tanks, if possible, and to a minimum depth of five feet below the tank invert for the collection of representative soil samples. Shallow and subsurface soil samples should be collected from each soil boring as described above and analyzed for VOCs via EPA Method 8260, SVOCs via EPA Method 8270, pesticides via EPA Method 8081, PCBs via EPA Method 8082, and TAL metals.

HASPs

Development Site 1: Block 1102, Lot 11 and Development Site 2: Block 1103, Lot 36

- DCP should instruct the applicant to include an Accident and Injury Report Form in the HASPs.

DCP should instruct the applicant that revised Phase II Work Plans and HASPs should be submitted for DEP review and approval prior to the start of any fieldwork.

Future correspondence and submittals related to this project should include the following CEQR # **25DCP049M**. If DCP has any questions, you may contact Ms. Cassandra Scantlebury at CassandraS@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estesen
C. Scantlebury
M. Wimbish
S. Shellooe – DCP
E. Ulker Kacar – DCP

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner of Sustainability

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MEMORANDUM

To: Andrew Martini
DCP EARD

From: Mitchell Wimbish MW
DEP BEPA

Subject: DeWitt Clinton Park North
CEQR # 25DCP049M

Date: April 11, 2025

New York City Department of Environmental Protection (DEP) has reviewed the *Water and Sewer Infrastructure* chapter of the Draft Environmental Impact Statement for the above referenced project and has the following comments:

Water System

- Existing water mains should be capable to handle the estimated increase in water demand associated with the proposed project.

Sanitary Sewer

- The proposed actions would likely result in an increase of sanitary flow to the adjacent sewers. A hydraulic analysis of the existing sewer system will likely be required prior to the submittal of the Site Connection Proposal Application (SCP) to determine whether the existing sewer system is capable of supporting higher density development and related increase in wastewater flow, or whether there will be a need to upgrade the existing sewer system. In addition, there may be a need to amend the exiting drainage plan based on the hydraulic analysis calculations with respect to the CEQR and ULURP actions.
- During the site connection process, the applicant will need to conduct a flow monitoring analysis for the downstream regulator and coordinate with the Bureau of Wastewater Treatment before the final sewer connections if made.

Storm Sewer

- The site development would need to meet the requirements of Chapter 31 of the *Rules of the City of New York* (RCNY) for site connections.

C: Steve Carrea, P.E. – BWSO
Lillian Cheng, P.E. – BWSO
Andy Lu, P.E. – BWSO
Phil Simmons – BEPA
Terrell Estesen – BEPA

Environmental Protection

Rohit T. Aggarwala
Commissioner

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Deputy Commissioner
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May 2, 2025

Andrew Martini
Senior Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: DeWitt Clinton Park North
Block 1102, Lot 11 and Block 1103, Lot 36
CEQR # 25DCP049M

Dear Mr. Martini:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the April 2025 Phase II Remedial Investigation Work Plans (Phase II Work Plans) and the April 2025 Site Specific Health and Safety Plans (HASPs) prepared by Vanasse Hangen Brustlin, Inc., on behalf of 801 11th Avenue LLC., (applicants), for the above referenced project. It is our understanding that the applicants are seeking:

1. A zoning map amendment from the New York City Department of City Planning (DCP) to rezone a M2-3 zoning district to a C4-7 zoning district.
2. A zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the project area as a Mandatory Inclusionary Housing Area.
3. A special permit pursuant to ZR section 89-21 to facilitate a mixed-use residential and commercial building in the Special Clinton District.

The proposed actions would facilitate the redevelopment of Block 1102, Lot 11 (Development Site 1) with a new 42-story, 664,245 gross square feet (gsf), mixed-use building containing approximately 113,990 gsf of commercial auto dealership space and 617 residential units, as well as the redevelopment of Block 1103, Lot 36 (Development Site 2) with a new 38-story, 515,076 gsf, mixed-use building containing approximately 85,760 gsf of commercial auto dealership space and 477 residential units. It should be noted that the applicant-owned Development Sites, located between 11th Avenue and 12th Avenue (Development Site 1) and between West 55th Street and West 56th Street (Development Site 2) in the Hudson Yards neighborhood of Manhattan Community District 4, are currently developed with three multi-story commercial buildings.

Development Site 1: Block 1102, Lot 11

The April 2025 Phase II Work Plan proposes to install 10 soil borings (SB-1 through SB-10), six temporary groundwater monitoring wells (MW-1 through MW-6) and nine soil vapor probes (SV-1 through SV-9). Soil borings will be advanced to approximately four feet below the existing cellar slab or to the groundwater/bedrock interface (whichever is shallower). Two soil samples will be collected for each soil boring; one soil sample will be collected from the 0-2 feet interval below the existing cellar slab and the second sample will be collected from the 2-4 feet interval below the cellar slab interval and/or above the groundwater/bedrock interface (whichever is encountered

first). If evidence of gross contamination is observed, based on visual/olfactory evidence of impacts and/or elevated soil screening readings obtained using accepted field instruments, an additional sample will be collected. The samples will be focused on any sections exhibiting evidence of contamination based on field screening. If groundwater or bedrock is encountered at a shallower depth than the proposed maximum sampling depth during borehole advancement, the subsurface soil sample will be collected from the two-foot interval above the groundwater interface or bedrock. Twenty soil samples and six groundwater samples will be collected and analyzed for volatile organic compounds (VOCs) via United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) via EPA Method 8270, pesticides via EPA Method 8081, polychlorinated biphenyls (PCBs) via EPA Method 8082 and Target Analyte List (TAL) metals. Nine sub-slab vapor samples will also be collected and analyzed for VOCs via EPA Method TO-15.

Development Site 2: Block 1103, Lot 36

The April 2025 Phase II Work Plan proposes to install nine soil borings (SB-1 through SB-9), five temporary groundwater monitoring wells (MW-1 through MW-5) and eight soil vapor probes (SV-1 through SV-8) at the project site. Soil borings will be advanced to approximately 14 feet below grade surface (bgs) or to the groundwater/bedrock interface (whichever is shallower). Two soil samples will be collected for each soil boring; one soil sample will be collected from the 0-2 feet bgs interval and the second sample will be collected from the two-foot interval below the proposed maximum excavation depth (approximately 12 feet bgs) and/or above the groundwater/bedrock interface (whichever is encountered first). If evidence of gross contamination is observed between two feet bgs and the proposed maximum excavation depth (based on visual/olfactory evidence of impacts and/or elevated soil screening readings obtained using accepted field instruments), an additional sample will be collected from that interval. The samples will be focused on any sections exhibiting evidence of contamination based on field screening. If groundwater or bedrock is encountered at a shallower depth than the proposed maximum excavation depth during borehole advancement, the subsurface soil sample will be collected from the two-foot interval above the groundwater interface or bedrock. Eighteen soil samples and five groundwater samples will be collected and analyzed for VOCs via EPA Method 8260, SVOCs via EPA Method 8270, pesticides via EPA Method 8081, PCBs via EPA Method 8082 and TAL metals. Eight soil vapor samples will also be collected and analyzed for VOCs via EPA Method TO-15.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Phase II Work Plans

Development Site 1: Block 1102, Lot 11

- The total number of soil vapor implants (eight) proposed in section 4.1 does not correspond to the total number of soil vapor sampling locations (nine) depicted on Figure 3. Therefore, DCP should instruct the applicant that a minimum of nine soil vapor implants should be installed, and section 4.1 should be revised accordingly to correspond to Figure 3.

Development Site 2: Block 1103, Lot 36

- The Table of Contents refer to attachments A, B, and C. However, the attachments are numbered. Therefore, DCP should instruct the applicant to clarify.

- DCP should instruct the applicant to include Attachment A (Redevelopment Plans).

- Since both development sites would contain subsurface levels, DCP should instruct the applicant that the fourth sentence in section 4.1.3 should be clarified to indicate that groundwater samples will be collected where groundwater is encountered less than 30 feet beneath the proposed on-site basement/cellar.

DCP should instruct the applicant that revised Phase II Work Plans should be submitted for DEP review and approval prior to the start of any fieldwork.

Future correspondence and submittals related to this project should include the following CEQR # **25DCP049M**. If DCP has any questions, you may contact Ms. Cassandra Scantlebury at CassandraS@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estesen
C. Scantlebury
M. Wimbish
S. Shellooe – DCP
E. Ulker-Kacar – DCP

Environmental Protection

Rohit T. Aggarwala
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Deputy Commissioner
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May 22, 2025

Andrew Martini
Senior Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Re: DeWitt Clinton Park North
Block 1102, Lot 11 and Block 1103, Lot 36
CEQR # 25DCP049M

Dear Mr. Martini:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the May 2025 Phase II Remedial Investigation Work Plans (Phase II Work Plans) and the April 2025 Site Specific Health and Safety Plans (HASPs) prepared by Vanasse Hangen Brustlin, Inc., on behalf of 760 12th LLC and 801 11th Ave., LLC, (applicants), for the above referenced project. It is our understanding that the applicants are seeking:

1. A zoning map amendment from the New York City Department of City Planning (DCP) to rezone a M2-3 zoning district to a C4-7 zoning district.
2. A zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the project area as a Mandatory Inclusionary Housing Area.
3. A special permit pursuant to ZR section 89-21 to facilitate a mixed-use residential and commercial building in the Special Clinton District.

The proposed actions would facilitate the redevelopment of Block 1102, Lot 11 (Development Site 1) with a new 42-story, 664,245 gross square feet (gsf), mixed-use building containing approximately 113,990 gsf of commercial auto dealership space and 617 residential units, as well as the redevelopment of Block 1103, Lot 36 (Development Site 2) with a new 38-story, 515,076 gsf, mixed-use building containing approximately 85,760 gsf of commercial auto dealership space and 477 residential units. It should be noted that the applicant-owned Development Sites, located between 11th Avenue and 12th Avenue (Development Site 1) and between West 55th Street and West 56th Street (Development Site 2) in the Hudson Yards neighborhood of Manhattan Community District 4, are currently developed with three multi-story commercial buildings.

Development Site 1: Block 1102, Lot 11

The May 2025 Phase II Work Plan proposes to install 10 soil borings (SB-1 through SB-10), six temporary groundwater monitoring wells (MW-1 through MW-6) and nine soil vapor probes (SV-1 through SV-9). Soil borings will be advanced to approximately four feet below the existing cellar slab or to the groundwater/bedrock interface (whichever is shallower). Two soil samples will be collected for each soil boring; one soil sample will be collected from the 0-2 feet interval below the existing cellar slab and the second sample will be collected from the 2-4 feet interval below the cellar slab interval and/or above the groundwater/bedrock interface (whichever is encountered

first). If evidence of gross contamination is observed, based on visual/olfactory evidence of impacts and/or elevated soil screening readings obtained using accepted field instruments, an additional sample will be collected. The samples will be focused on any sections exhibiting evidence of contamination based on field screening. If groundwater or bedrock is encountered at a shallower depth than the proposed maximum sampling depth during borehole advancement, the subsurface soil sample will be collected from the two-foot interval above the groundwater interface or bedrock. Twenty soil samples and six groundwater samples will be collected and analyzed for volatile organic compounds (VOCs) via United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) via EPA Method 8270, pesticides via EPA Method 8081, polychlorinated biphenyls (PCBs) via EPA Method 8082 and Target Analyte List (TAL) metals. Nine sub-slab vapor samples will also be collected and analyzed for VOCs via EPA Method TO-15.

Development Site 2: Block 1103, Lot 36

The May 2025 Phase II Work Plan proposes to install nine soil borings (SB-1 through SB-9), five temporary groundwater monitoring wells (MW-1 through MW-5) and eight soil vapor probes (SV-1 through SV-8) at the project site. Soil borings will be advanced to approximately 14 feet below grade surface (bgs) or to the groundwater/bedrock interface (whichever is shallower). Two soil samples will be collected for each soil boring; one soil sample will be collected from the 0-2 feet bgs interval and the second sample will be collected from the two-foot interval below the proposed maximum excavation depth (approximately 12 feet bgs) and/or above the groundwater/bedrock interface (whichever is encountered first). If evidence of gross contamination is observed between two feet bgs and the proposed maximum excavation depth (based on visual/olfactory evidence of impacts and/or elevated soil screening readings obtained using accepted field instruments), an additional sample will be collected from that interval. The samples will be focused on any sections exhibiting evidence of contamination based on field screening. If groundwater or bedrock is encountered at a shallower depth than the proposed maximum excavation depth during borehole advancement, the subsurface soil sample will be collected from the two-foot interval above the groundwater interface or bedrock. Eighteen soil samples and five groundwater samples will be collected and analyzed for VOCs via EPA Method 8260, SVOCs via EPA Method 8270, pesticides via EPA Method 8081, PCBs via EPA Method 8082 and TAL metals. Eight soil vapor samples will also be collected and analyzed for VOCs via EPA Method TO-15.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Development Site 1: Block 1102, Lot 11 and Development Site 2: Block 1103, Lot 36

Phase II Work Plans

- DCP should instruct the applicant that soil samples collected should be discrete (grab) samples.

DEP finds the May 2025 Phase II Work Plans and the April 2025 HASPs for the proposed investigations acceptable, as long as the aforementioned information is incorporated into the Phase II Work Plans. DCP should inform the applicant that upon completion of the investigation activities the applicant should submit a detailed Phase II report for DEP review and approval. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data and comparison of soil, groundwater and soil vapor analytical results (i.e., New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375, NYSDEC Water Quality Regulations, and the New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York), photographic documentation, spider maps, updated site plans depicting sample locations, boring logs,

qualifications of the Qualified Environmental Professional who implemented the investigation, and remedial recommendations, if warranted.

Future correspondence and submittals related to this project should include the following CEQR # **25DCP049M**. If DCP has any questions, you may contact Ms. Cassandra Scantlebury at CassandraS@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estesen
C. Scantlebury
M. Wimbish
S. Shellooe – DCP
E. Ulker-Kacar – DCP

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December 8, 2025

Andrew Martini
Senior Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: DeWitt Clinton Park North
801 Eleventh Avenue and 629 West 54th Street
Block 1102, Lot 11 and Block 1103, Lot 36
CEQR # 25DCP049M

Dear Mr. Martini:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the October 2025 Draft Environmental Impact Statement (DEIS) hazardous materials chapter and the October 2025 Phase II Remedial Investigation Report (Phase II) prepared by VHB, on behalf of 760 12th LLC and 801 11th Ave., LLC, (applicant), for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to rezone a M2-3 zoning district to a C4-7 zoning district; a zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the project area as a Mandatory Inclusionary Housing Area; and a special permit pursuant to ZR section 89-21 to facilitate a mixed-use residential and commercial building in the Special Clinton District. The proposed actions would facilitate the redevelopment of 629 West 54th Street; Block 1102, Lot 11 (Development Site 1) with a new 42-story, 664,245 gross square feet (gsf), mixed-use building containing approximately 113,990 gsf of commercial auto dealership space and 617 residential units, as well as the redevelopment of 801 11th Avenue; Block 1103, Lot 36 (Development Site 2) with a new 38-story, 515,076 gsf, mixed-use building containing approximately 85,760 gsf of commercial auto dealership space and 477 residential units.

801 11th Avenue; Block 1103, Lot 36 (Development Site 2)

During the June 2025 fieldwork, nine soil borings (SB-01 through SB-09) were advanced to a maximum depth of 17.5 below grade surface (bgs). One shallow sample was collected from the upper four feet of soil (0-2 feet bgs or 2-4 feet bgs); 6 and 2 samples, respectively, were collected from this interval. One deeper sample was collected from the 1-3-foot interval below the basement slab; 1 sample was collected from this interval (SB-05). One deeper sample, from the two-foot interval below the proposed maximum excavation depth (12-14 feet bgs) or above the bedrock interface (whichever is encountered first); 6

deeper samples were collected. Groundwater was not encountered during the Phase II field activities. Soil borings were advanced to refusal at the bedrock interface, which was observed at depths ranging from approximately 4 to 17.5 feet bgs. Soil samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List metals. Eight soil vapor samples (SV-01 through SV-08) were collected and analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that PCBs were either non-detect or below their New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, acetone, benzene, ethylbenzene, naphthalene, n-propylbenzene, toluene, and total xylenes), several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, indeno(1,2,3-cd)pyrene, and naphthalene), two pesticides (4,4'-DDE and 4,4'-DDT), and several metals (arsenic, lead, mercury, and zinc) were detected above their NYSDEC Unrestricted Use SCOs, Restricted Residential Use SCOs, and/or Commercial Use SCOs.

The soil vapor analytical results revealed that several VOCs (1,1,1-trichloroethane, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,2,4-trimethylbenzene, 1,2-dichloroethane, 1,3,5-trimethylbenzene, 1,3-butadiene, 2,2,4-trimethylpentane, 2-butanone, 2-hexanone, 4-ethyltoluene, 4-methyl-2-pentanone, acetone, benzene, bromodichloromethane, carbon disulfide, chloroform, chloromethane, cyclohexane, dichlorodifluoromethane, ethanol, ethylbenzene, heptane, hexane, isopropanol, methyl tert-butyl ether, styrene, tert-butyl alcohol, tetrachloroethylene (PCE), tetrahydrofuran, toluene, trichloroethylene (TCE), trichlorofluoromethane, vinyl bromide, vinyl chloride, m,p-xylene, and o-xylene) were detected. PCE was detected at concentrations up to 115 $\mu g/m^3$. TCE was detected at concentrations up to 5.86 $\mu g/m^3$.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

629 West 54th Street; Block 1102, Lot 11 (Development Site 1)
801 11th Avenue; Block 1103, Lot 36 (Development Site 2)

- Based on the contamination identified and the existing on-site auto repair facility, an (E) Designation for hazardous materials should be placed on the Development Sites pursuant to Section 11-15 of the New York City Zoning Resolution. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance occurs, as well as to ensure the maintenance and oversight of any required engineering controls through oversight by Mayor's Office of Environmental Remediation (OER). Further hazardous materials assessments should be coordinated through OER. The DEIS should be revised as appropriate to incorporate the (E) Designation for hazardous materials and OER's role going forward.

Future correspondence and submittals related to this project should include the following CEQR # **25DCP049M**. If DCP has any questions, you may contact me at weiy@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estesen
M. Wimbish
S. Shellooe – DCP
E. Ulker-Kacar – DCP
M. Bertini – OER

Environmental Protection

Lisa F. Garcia
Commissioner

Angela Licata
Deputy Commissioner
Bureau of Sustainability

February 19, 2026

Andrew Martini
Senior Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: DeWitt Clinton Park North
801 Eleventh Avenue and 629 West 54th Street
Block 1102, Lot 11 and Block 1103, Lot 36
CEQR # 25DCP049M

Dear Mr. Martini:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the December 2025 Draft Environmental Impact Statement (DEIS) hazardous materials chapter and the December 2025 Phase II Remedial Investigation Report (Phase II) prepared by VHB, on behalf of 760 12th LLC and 801 11th Ave., LLC, (applicant), for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment from the New York City Department of City Planning (DCP) to rezone a M2-3 zoning district to a C4-7 zoning district; a zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the project area as a Mandatory Inclusionary Housing Area; and a special permit pursuant to ZR section 89-21 to facilitate a mixed-use residential and commercial building in the Special Clinton District. The proposed actions would facilitate the redevelopment of 629 West 54th Street; Block 1102, Lot 11 (Development Site 1) with a new 42-story, 664,245 gross square feet (gsf), mixed-use building containing approximately 113,990 gsf of commercial auto dealership space and 617 residential units, as well as the redevelopment of 801 11th Avenue; Block 1103, Lot 36 (Development Site 2) with a new 38-story, 515,076 gsf, mixed-use building containing approximately 85,760 gsf of commercial auto dealership space and 477 residential units.

629 West 54th Street; Block 1102, Lot 11 (Development Site 1)

During the October 2025 fieldwork, nine soil borings (SB-01 through SB-08 and SB-10) were advanced to a maximum depth of 9 feet below grade surface (bgs). A total of 12 soil samples were collected from the 9 soil borings for laboratory analysis. One shallow sample was collected from 0-2 feet bgs; 6 samples were collected from this interval. One deeper sample was collected from a two-foot interval ranging in depth between 2 and 9 feet bgs; 6 soil samples were collected from this interval. Groundwater was not encountered during the Phase II field activities. Bedrock and/or refusal was encountered beneath the fill at depths ranging from 3 to 9 feet bgs. Soil samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection

Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List metals. Eight soil vapor samples (SV-01 through SV-08) were collected and analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that one VOC (acetone), several SVOCs (2-methylphenol, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenz(a,h)anthracene, dibenzofuran, fluoranthene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, phenol, and pyrene), one pesticide (4,4'-DDT), total PCBs, and several metals (copper, lead, mercury, and zinc) were detected above their New York State Department of Environmental Conservation 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs), Restricted Residential Use SCOs, and/or Commercial Use SCOs.

The soil vapor analytical results revealed that several VOCs (1,1,1-trichloroethane, 1,1-dichloroethene, 1,2,4-trimethylbenzene, 1,2-dichloroethane, 1,3,5-trimethylbenzene, 1,3-butadiene, 2,2,4-trimethylpentane, 2-butanone, 2-hexanone, 4-ethyltoluene, 4-methyl-2-pentanone, acetone, benzene, bromodichloromethane, carbon disulfide, carbon tetrachloride, chloroethane, chloroform, chloromethane, cyclohexane, dichlorodifluoromethane, ethanol, ethyl acetate, ethylbenzene, heptane, ethanol, ethylbenzene, heptane, hexane, isopropanol, methylene chloride, tert-butyl alcohol, tetrachloroethylene, tetrahydrofuran, toluene, trichloroethylene (TCE), trichlorofluoromethane, vinyl chloride, m,p-xylene, and o-xylene) were detected. 1,2,4-trimethylbenzene was detected at concentrations up to 86.5 $\mu g/m^3$. 1,3,5-trimethylbenzene was detected at concentrations up to 106 $\mu g/m^3$. Benzene was detected at concentrations up to 131 $\mu g/m^3$. Heptane was detected at concentrations up to 467 $\mu g/m^3$. Hexane was detected at concentrations up to 1,120 $\mu g/m^3$. TCE was detected at concentrations up to 18.4 $\mu g/m^3$.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

629 West 54th Street; Block 1102, Lot 11 (Development Site 1)
801 11th Avenue; Block 1103, Lot 36 (Development Site 2)

- DCP should instruct the applicant that the DEIS should also summarize the December 2025 Phase II for Development Site 1. Based on the contamination identified in the Phase II investigations for both Development Site 1 and Development Site 2, an (E) Designation for hazardous materials should be placed on Development Site 1 and Development Site 2 pursuant to Section 11-15 of the New York City Zoning Resolution. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance occurs, as well as to ensure the maintenance and oversight of any required engineering controls through oversight by Mayor's Office of Environmental Remediation (OER). Further hazardous materials assessments should be coordinated through OER. The DEIS should be revised as appropriate to incorporate the (E) Designation for hazardous materials.

Future correspondence and submittals related to this project should include the following CEQR # **25DCP049M**. If DCP has any questions, you may contact me at weiy@dep.nyc.gov.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
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