



# FACT SHEET

## Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See “For More Information” to Learn How.

Greater Waterside Site  
Site Number C231013  
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 Greater Waterside (“site”) located at 700-708 First Avenue in New York, NY under New York’s Brownfield Cleanup Program. See map for site location. The site is comprised of the former Waterside Generating Station located at 700 First Avenue, New York, NY and the former 708 Office Building located at 708 First Avenue, New York, NY.

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 700-708 First Avenue parcels are contiguous lots that collectively consist of approximately 6.4 acres located just west of the East River and FDR Drive and south of the United Nations Headquarters Complex in a highly developed commercial/ residential area between East 38th and East 41<sup>st</sup> Streets. The site is currently inactive, and is zoned for commercial and residential use.

**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](http://www.dec.ny.gov/chemical/8450.html)

Since 1910, the 700 First Avenue portion of the site was used as a coal-fired and then oil/gas-fired steam and electricity generating facility until it was shut down in May 2005. In addition, from the 1890s to 1923, portions of the site were used for manufactured gas plant (MGP) operations. In 1924, a 500,000-square foot 10-story Con Edison office/service building was constructed on the 708 First Avenue portion of the site.

Prior to remediation, the primary environmental areas of concern at the site as a whole included asbestos, potential MGP-related impacts upon soil and groundwater; chemical and lead contamination, and possible contamination from old spills. The 708 First Avenue parcel of the site housed nine (9) petroleum underground storage tanks (USTs) that were an area of concern. In addition, the Waterside Generating Station had mercury and potential PCB contamination; and several other areas of concern including contaminated soil from electric utility activities, contaminated basement floor slabs, and potentially contaminated sediment within the intake and discharge tunnels to the East River.

The structures that were on the site were decommissioned, demolished and removed. Remedial activities at the site included asbestos abatement, removal and disposal of the nine (9) underground storage tanks (USTs) and petroleum-impacted soil, application of Oxygen Release Compound (ORC®) within the deep UST excavation area to treat contamination in groundwater; excavation and disposal of all soil above the top of competent bedrock or the mean high water table (Development Depth), closure of intake and discharge tunnels, installing and sampling four bedrock monitoring wells and ten shallow aquifer monitoring wells to evaluate groundwater conditions, and performing a post-remediation soil-gas survey. The site was backfilled with at least a minimum of two feet and as much as 35 feet of clean sand and clean 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 owners, 700 First Realty Company, LLC and 708 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 applicant.

## **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](mailto: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](mailto: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](http://www.dec.ny.gov/chemical/61092.html) . It's *quick*, it's *free*, and it will help keep you *better informed*.

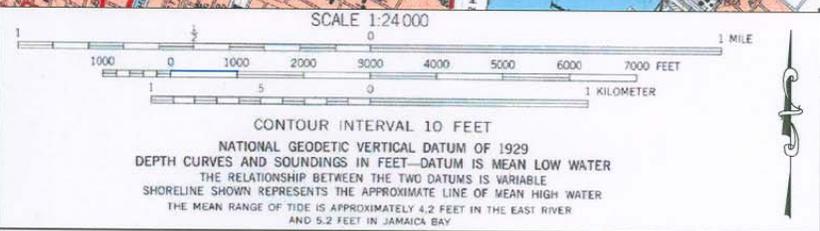
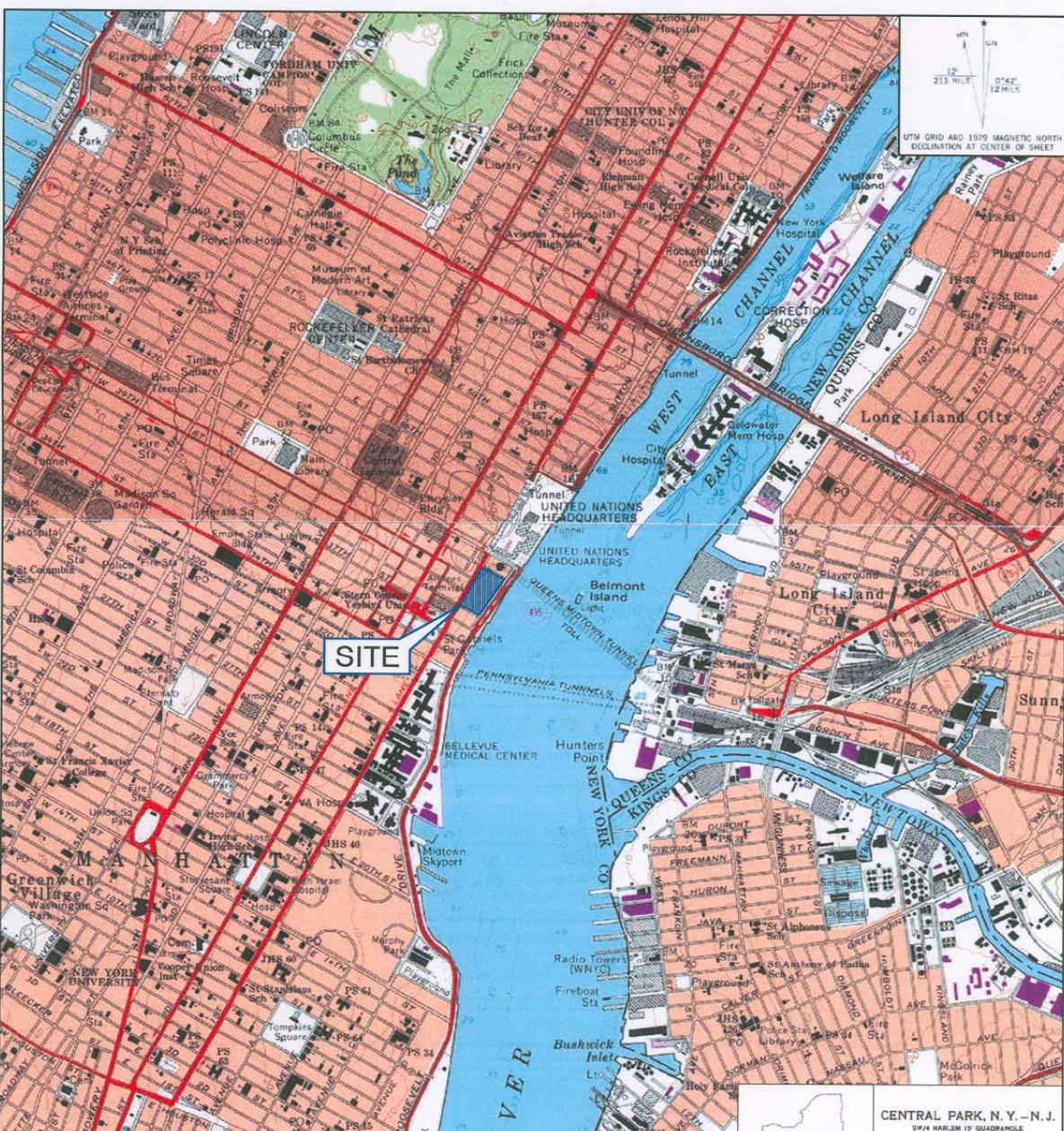


As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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.

Path\\Name: I:\Projects\180360 - Con. Edition 1st Avenue\Creator Waterside Remediation Docs\Final SWP\Figure 1 - Site Location Map.dwg - Date: Tue, 16 Aug 2011 - 12:13pm - User Name: hdelgado - Layout Tab: 8.5X11



 <p>1430 BROADWAY, 10TH FLOOR        NEW YORK, NEW YORK 10018        212-221-7822</p>	DESIGNED BY: HD	PROJECT NAME: <b>GREATER WATERSIDE SITE          700-708 FIRST AVENUE          NEW YORK, NEW YORK 10017</b>	<b>FIGURE          1</b>
	DRAWN BY: HD		
	CHECKED BY: SM		
	DATE: AUGUST 2011		
	SCALE: AS SHOWN	DRAWING TITLE: <b>SITE LOCATION MAP</b>	
	PROJECT NUMBER: 180360.0000.0000		