

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Document Repositories

**New York Public Library
Hudson Park Branch**
66 Leroy Street
New York, NY 10014-3929
(212) 243-6876
Call for hours

NYSDEC Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance (718) 482-4909
Hours: Mon. to Fri. 9 a.m. to 4 p.m.

...

Project Contacts

Shaun Bollers
NYSDEC
47-40 21st. Street
Long Island City, NY 11101
snboller@gw.dec.state.ny.us
Tel: (718) 482-4096

...

**For more information about NY
State's Brownfield Cleanup Program,
visit:**

<http://www.dec.ny.gov/chemical/8450.html>

FACT SHEET #3
BROWNFIELD CLEANUP PROGRAM

West & Watts Development
281 West St. & 456 Washington
St., New York, NY 10013

SITE NO. C231076

January 2013

NYSDEC Region 2

**Environmental Cleanup to Begin
at Brownfield Site**

Action is about to begin that will address the contamination related to the West & Watts Development ("Site") located at 281 West Street and 456 Washington Street, New York, NY under New York State's Brownfield Cleanup Program ("BCP"). The cleanup activities will be performed by Bridge Land West LLC ("Applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Remedial Action Work Plan ("RAWP") has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this Site can be found at the document repository listed in the box at the left. Remedial activities are expected to commence in early 2013, and are expected to last approximately 6 months. Overall construction is expected to last approximately 20 months.

SITE DESCRIPTION: The approximately 25,800-square foot site is vacant and partially covered with asphalt pavement and foundation elements of recently demolished buildings. The buildings had been used for storage of building materials and restaurant equipment, or vacant office and living space for approximately five years. The Site has frontage on West Street, Watts Street, and Washington Street and is identified as Block 595, Lot 1. An eight-story residential building and an eight-story mixed use residential and commercial building constitute the northern Site boundary. Historical site uses which may have contributed to contamination on the Site include a railroad freight station and a gasoline filling station. The Site is located in a mixed-use area consisting of a variety of residential and commercial, buildings. A Site Location Map is attached.

HIGHLIGHTS OF THE REMEDIAL ACTION: The goal of the cleanup action for the Site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation - Excavation and off-site disposal of approximately 3,800 cubic yards of petroleum-impacted soil and approximately 7,300 cubic yards of contaminated historic fill material exceeding the Restricted Commercial Use soil cleanup objectives (RCUSCOs), the Site specific cleanup criteria. Clean fill will be brought in to replace the excavated soil and to establish the design grades at the Site.
- In-Situ Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant will be applied to groundwater in the open excavation in the northwest portion of the Site.
- Vapor Barrier – A vapor barrier will be installed in the building to protect against soil vapor intrusion.
- Composite Cover System – The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.
- Publication of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement, including ICs, to prevent future exposure to any residual contamination remaining at the Site.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures for the protection of on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

SIGNIFICANT THREAT DETERMINATION: As part of every BCP project, NYSDEC is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations (6 NYCRR Part 375). Based on the types and levels of contaminants on the Site and the current and planned land uses in the area, NYSDEC, in conjunction with the New York State Department of Health, has determined that the Site does not represent a significant threat to public health and/or the environment.

NEXT STEPS: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the Applicant(s). The Applicant would be able to redevelop the site after receiving a COC. In addition, the Applicant:

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

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the Site in relation to the issuance of the COC.

BROWNFIELD CLEANUP PROGRAM OVERVIEW: 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:
<http://www.dec.ny.gov/chemical/8450.html>

If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact the NYSDEC Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building.

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.

BROWNFIELD CLEANUP PROGRAM

Figure 1 - Site Location Map

