
SITE MANAGEMENT PLAN
For

WEST & WATTS DEVELOPMENT
281 WEST STREET AND 456 WASHINGTON STREET
New York, New York

NYSDEC Site No. C231076

Prepared For:
Bridge Land West, LLC
c/o The Related Companies
60 Columbus Circle
New York, New York 10013

Prepared By:
Langan Engineering, Environmental, Surveying
and Landscape Architecture, D.P.C.
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, New York 10001

Jason J. Hayes, P.E.
Professional Engineer License No. 089491-1

Revisions to Final Approved Site Management Plan:

Revision #	Submitted Date	Summary of Revision	DEC Approval Date
1	3/20/2015	Addendum No. 1 Section 2.3 - changed last bullet pg13	05/27/2015

LANGAN

November 2014
170167504

March 20, 2015

Mr. Shaun Bollers
Division of Environmental Remediation
NYSDEC, Region 2
47-40 21st Street
Long Island City, NY 11101-5401

**Re: Site Management Plan Addendum No. 1
West & Watts Development – C231076
281 West Street and 456 Washington Street
Langan Project No.: 170167504**

Dear Mr. Bollers:

On behalf of Bridge Land West, LLC, Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. (Langan) is pleased to present you with this Addendum No. 1 to the November 2014 Site Management Plan (SMP) for the above-captioned Site..

Section 2.3 of the November 2014 SMP describes institutional controls that were instituted as part of the site remedy. The listed controls include the prohibition of vegetable gardens and farming on the property.

The intent of the SMP was to restrict gardens and farming in soil that is in contact with residual site soil. Vegetable gardens and farming on clean, imported soil that is not in contact with native soil (e.g., on a raised concrete platform or roof garden) were not intended to be prohibited.

Accordingly, we are hereby amending the last bullet point on p. 13 of the SMP to read, "Vegetable gardens and farming in soil in contact with residual site soil is prohibited." A replacement page 13 including this text is attached.

Please contact me with any questions regarding this addendum.

Sincerely,
**Langan Engineering, Environmental, Surveying
and Landscape Architecture, D.P.C.**



Jason Hayes, P. E.
Vice President/Senior Associate

cc: J. O'Connell (NYSDEC)
J. Bergano and Bryan Cho (Related)
D. Freeman (Gibbons P.C.)
J. Armstrong (Langan)

- A site cover system consisting of the concrete building slab, which must be inspected, certified and maintained as required in the SMP;
- Compliance groundwater monitoring wells, which must be inspected, certified, operated and maintained as required in this SMP;
- Inspection of all ECs on the site at a frequency and in a manner defined in the SMP;
- Groundwater and other environmental or public health monitoring, which must be performed as defined in this SMP;
- Data and information pertinent to management of the site, which must be reported at the frequency and in a manner defined in this SMP;
- On-site and off-site environmental monitoring devices, which must be protected and replaced as necessary to ensure the devices function in the manner specified in this SMP; and
- Engineering Controls, which may not be discontinued without an amendment or the extinguishment of the Environmental Easement.

Institutional Controls identified in the Environmental Easement may not be discontinued without an amendment to or extinguishment of the Environmental Easement.

The site has a series of ICs in the form of site restrictions. Adherence to these ICs is required by the Environmental Easement. Site restrictions that apply to the Controlled Property are:

- The site owner or remedial party is required to complete and submit to NYSDEC a periodic certification of IC/ECs in accordance with Part 375-1.8 (h)(3).
- The property may be used only for restricted residential, commercial or industrial uses as defined by Part 375-1.8(g), provided that the long-term IC/ECs included in this SMP are employed.
- The property may not be used for a higher level of use, such as unrestricted or residential use, without additional remediation and amendment of the Environmental Easement, as approved by the NYSDEC.
- All future activities on the property that will disturb remaining contaminated material must be conducted in accordance with this SMP.
- Use of the groundwater at the site as a source of potable or process water is prohibited without necessary water quality treatment as determined by the NYSDOH or New York City DOH.
- Vegetable gardens and farming in soil in contact with residual site soil is prohibited.