

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** 261 Hudson Street Development  
**DEC Site #:** C231084  
**Address:** 261 Hudson Street  
New York, NY 10013

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 261 Hudson Street Development site ("site") located at 261 Hudson Street, New York, New York County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Bridge Land Hudson LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

#### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

- Demolition of existing buildings
- Contaminated soil excavation and off-site disposal
- Confirmation sampling and analysis
- Backfilling the excavations
- Installation of a composite cover system with vapor barrier
- Imposition of institutional controls in the form of an Environmental Easement which requires the development and implementation of a Site Management Plan

#### Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report 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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant.

The applicant would be able to redevelop the site after receiving a Certificate of Completion.

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 Final Engineering Report 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 Certificate of Completion.

## **Background**

**Location:** The 261 Hudson Street Development site is located on the west side of Manhattan in the Hudson Square section of the city. The site is bounded by commercial properties and Spring Street to the north, Hudson Street to the east, commercial/residential properties and Canal Street to the south, and Renwick Street to the west.

**Site Features:** The site is formally identified as 261 Hudson Street, Block 594, Lot 87. Lot 87 encompasses approximately 0.61 acres of property. On April 18, 2013, the NYC Department of Finance approved an application for a lot merger to consolidate lots 61, 69 and 94 into lot 87. Thus, the site (lot 87) includes parcels that which had been until recently, four separate properties.

The current status of the site and former parcels is as follows: Lot 87 (80% of site) includes a one story vacant building; lot 61 (1%) is vacant property; lot 69 (11%) includes a vacant three story building and lot 94 (9%) is a parking lot.

The Manhattan bound tube of the Holland Tunnel, running northwest-southeast in the area is just north of the site. The tunnel exit is one block east of the site. The Hudson River is located approximately 0.2 miles west of the site.

**Current Zoning and Land Use:** The site is zoned C6-2A for commercial use, which has a residential equivalent of R8A. The block was included as part of the recent Hudson Square District rezoning. The intended use of the site is for commercial and restricted residential Use.

**Past Use of the Site:** Lot 69 (northwestern portion of the property) was used for unspecified manufacturing in 1950 and commercial/office space from 1968-2011. Lot 87 (central portion of the property) was occupied from 1950 through 1968 by a motor freight station which reportedly had two underground storage tanks for gasoline. From 1976 to 2005 the building was used as a NYC Waterfront Community Hiring Hall and was most recently used as event space up until 2012. Lot 94 (southern portion of the property) has been vacant since 1950 and is currently a parking lot. Prior to 1950, this lot was occupied by a multi-story residential building with ground-level stores. Lot 61 has always been vacant.

**Site Geology and Hydrogeology:** The ground level elevation on the property ranges from approximately 13 to 15 feet above mean sea level. The topography of the site and the surrounding area slopes gently to the west towards the Hudson River.

The site is underlain by a layer of historic fill that is approximately 7 to 19 feet thick starting just below the ground and pavement surface. The historic fill generally consists of fine to coarse brown sand with some silt, gravel, brick, wood, asphalt, and concrete. The native soils below the historic fill consist of reddish brown sand with some silt and clay.

The average depth to groundwater is 13.7 feet below ground surface (bgs), with the range in depth from 11.8 feet to 16.4 feet. Groundwater flow is from the southeast to northwest towards the Hudson River.

#### Milestones:

10/3/13 - DEC signed the Brownfield Cleanup Program Acceptance Letter for this site.  
11/6/13 - Brownfield Cleanup Agreement executed.  
11/25/13 - The Remedial Action Work Plan was approved and the Decision Document was signed.  
01/06/14 - Cleanup action anticipated to begin.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C231084>

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

## FOR MORE INFORMATION

### Where to Find Information

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

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

### Who to Contact

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

#### Project Related Questions

Randy Hough  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
518-402-9767  
rshough@gw.dec.state.ny.us

#### Site-Related Health Questions

Dawn Hettrick  
New York State Department of Health  
Empire State Plaza Corning Tower Room 1787  
Albany, NY 12237  
800-458-1158, ext: 28760  
BEEI@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: <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.

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

