



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 Completed at Brownfield Site

Action has been completed to address the contamination related to the 261 Hudson Street Development site ("site") located at 261 Hudson Street, New York, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

The cleanup activities were performed by Bridge Land Hudson LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

1. Demolition of existing buildings.
2. Contaminated soil excavation and off-site disposal.
3. Confirmation sampling and analysis.
4. Backfilling the excavations.
5. Installation of a composite cover system and vapor barrier.
6. Imposition of institutional controls in the form of an Environmental Easement (EE) which requires the development and implementation of a Site Management Plan (SMP).
[The SMP identifies and implements the institutional and engineering controls required for the site. The SMP ensures that the remedy continues to be protective and the property is safely reused when contamination remains in place. Site management continues until the Department determines that it is no longer needed. The remedial party and the site owner are jointly responsible for ensuring that all site management responsibilities identified are performed.]

Next Steps

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion (COC) which will be announced in a fact sheet that is sent to the site contact list.

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 COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: 261 Hudson Street LLC is approximately 0.61 acres and is located on the west side of Manhattan in the Hudson Square section of New York 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. The Manhattan bound tube of the Holland Tunnel, running northwest-southeast in the area, is just north of the site. The Hudson River is located approximately 0.2 miles west of the site.

Site Features: The site consists of Block 594, Lot 87, and is relatively flat. The site is currently vacant and is under construction for a multi-story building. In addition, it is surrounded by multiple mixed use residential and commercial buildings.

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. Currently, construction includes the foundation and superstructure for a multi-story residential building with ground-level retail and a partial cellar level, an open-air landscaped area, community space and a concrete driveway.

Past Use of the Site: The site has been developed since as early as 1894. Prior to 1950, this lot was occupied by a multi-story residential building with ground-level stores. From 1950 through 1968 it was occupied by a motor freight station which reportedly had two Underground Storage Tanks (USTs) used 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. Part of the site was vacant since 1950 and was most currently used as a parking lot.

Site Geology and Hydrogeology: The ground level elevation at the site ranges from approximately 13 to 15 feet above mean sea level. The topography slopes gently to the west towards the Hudson River. Average depth to groundwater is 13.7 feet below ground surface. Groundwater flow direction is to the northwest. The site is underlain by a layer of historic fill approximately 7 to 19 feet thick. The fill generally consists of fine to coarse brown sand with some silt, gravel, brick, wood, asphalt, and concrete. The layer below the fill consists of reddish brown sand with some silt and clay.

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

<http://www.dec.ny.gov/cfm/external/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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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
Phone: (212) 243-6876

Manhattan Community Board #2
Attn: Bob Gormley
3 Washington Square Village, #1A
New York, NY 10012
Phone: (212) 979-2272
Email: bgormley@cb.nyc.gov

Who to Contact

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

Project Related Questions

Alicia Barraza
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9690
Email: alicia.barraza@dec.ny.gov

Site-Related Health Questions

Dawn Hettrick
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
Tel: 800-458-1158, Ext 28760
Email: BEEI@health.ny.gov

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.



SITE LOCATION

