



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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

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>

The cleanup activities were performed by Bridge Land Hudson, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

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 which requires the development and implementation of a Site Management Plan.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

1. Describes the cleanup activities completed.
2. Certifies that cleanup requirements have been or will be achieved for the site.
3. Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left

over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

4. Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Groundwater Use Restriction
- Land Use Restriction
- Site Management Plan
- Institutional Control/Engineering Control Plan
- Soil Management Plan
- Monitoring Plan

The following engineering controls have been or will be put in place on the site:

- Cover System

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: 261 Hudson Street Development is approximately 0.602 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 under construction for a multi-story, mixed-use building. The site 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 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.

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
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9690
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
800-458-1158, Ext: 28760
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.

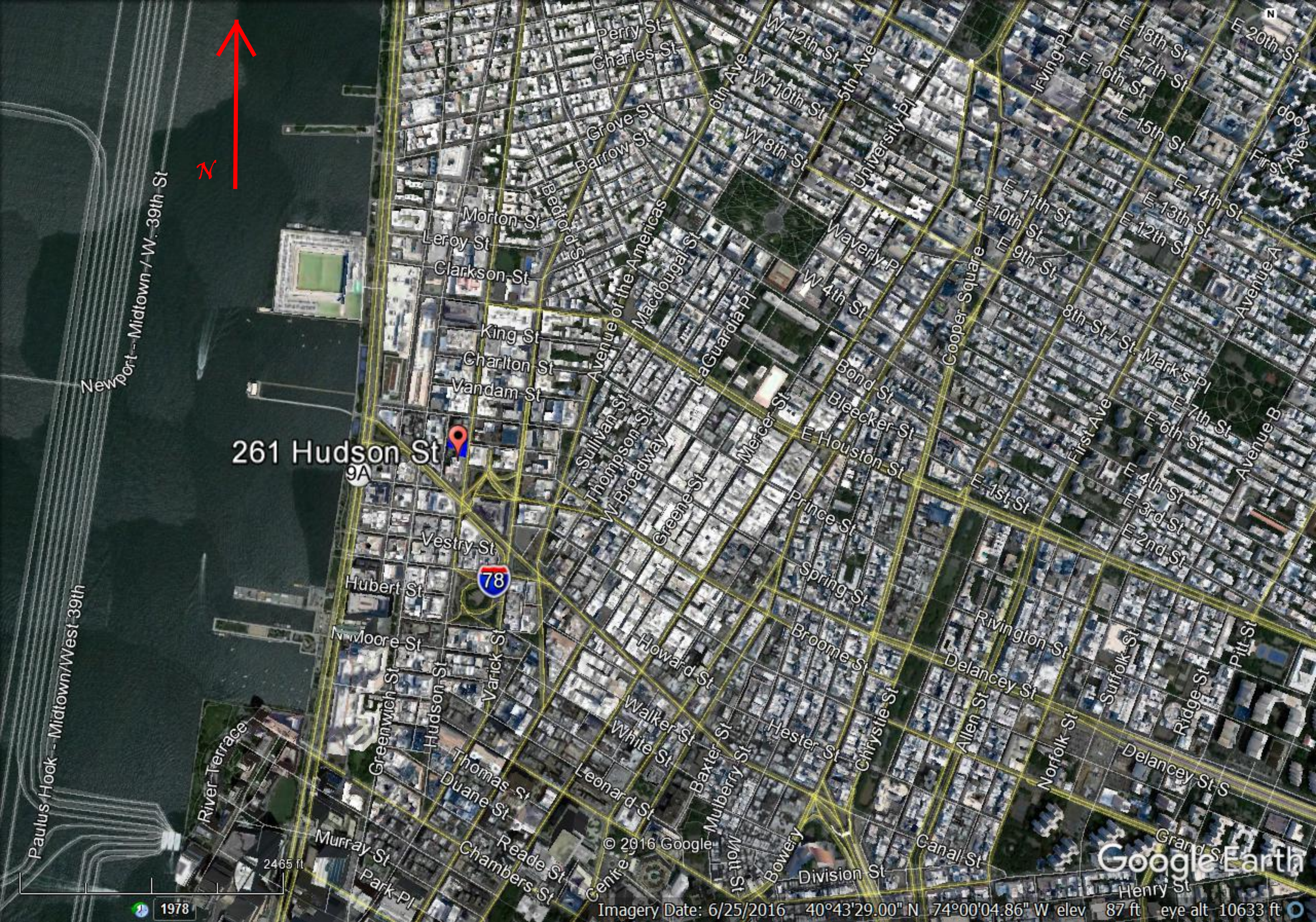
Receive Site Fact Sheets by Email

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.



261 Hudson St



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Imagery Date: 6/25/2016 40°43'29.00" N 74°00'04.86" W elev 87 ft eye alt 10633 ft

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