



<b>FACT SHEET</b>	<b>Brownfield Cleanup Program</b>
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**Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** 268 West Street  
**DEC Site #:** C231089  
**Address:** 268 West Street, New York, NY 10013

Have questions?  
See  
"Who to Contact"  
Below

### **Remedial Investigation Complete and Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced**

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to 268 West Street ("site") located at 268 West Street in New York, NY. 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 and funded by Bridge Land Vestry, LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by Bridge Land Vestry LLC ("applicant"). The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. Based on the findings of the Remedial Investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat. A brief summary of the investigation is provided below.

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=C231089>

#### **How to Comment**

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **December 19, 2014** through **February 2, 2015**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

- A remedial design will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program;

- Excavation of all underground storage tanks and piping, as well as on-site soils which exceed Track 2 residential use or protection of groundwater soil cleanup objectives as applicable. This includes removal of approximately 19,000 cubic yards of soil to the following depths:

- 18 feet below ground surface (bgs) in the southern portion of the site, except for a 3-foot-wide strip bordering the perimeter of Lots 18 and 20 due to building restrictions (limitations on underpinning for an adjacent building);
- 4 feet bgs for the 3-foot-wide strip bordering Lots 18 and 20; and
- 25 feet bgs in the northern portion of the site.

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to establish the designed grades at the site.

The extensive site excavation will address the minor semi-volatile organic compounds (SVOCs) exceedances of groundwater standards, as well as the soil vapor detections noted in shallow site soils such that no further remedial actions, beyond excavation, will be necessary to achieve a Track 2 residential use cleanup, and therefore no environmental easement or site management plan is anticipated.

### *Summary of the Investigation*

The primary contaminants found on the site in soils are metals, volatile organic compounds (VOCs) and SVOCs. Some SVOCs were found at low levels in groundwater in one of the monitoring wells, likely related to the presence of historic fill.

During the remedial investigation, chlorinated-VOCs (e.g., tetrachloroethene) were found in shallow (i.e., top 2 feet below ground surface) site soils; however, these compounds were not detected in groundwater.

Some elevated concentrations of chlorinated-VOCs were detected in shallow soil vapor samples.

### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

### **Background**

**Location:** The 268 West Street site is located in an urban area on the west side of Manhattan with a mix of residential and commercial properties. The property is identified by the addresses 33-41 Desbrosses Street, 264-271 West Street, 62-74 Vestry Street, and portions of 440 and 432 Washington Street. The neighborhood is known as the Tribeca neighborhood of Manhattan.

**Site Features:** The site consists of approximately 0.53 acres. The site is currently vacant except for an office building located in the former Lot 7 building. The vacant buildings on the site consist of a mixture

of single story and multistory buildings. The site is in a very flat area.

**Current Zoning/Use:** The current zone designation for the site is C6-3A – residential with commercial overlay. The area immediately surrounding the site is residential with some small commercial establishments.

**Past Use of the Site:** Historical uses of the site include automotive repair facility, a copper works, a wagon painting operation, a truck sales and service facility, a paper stock facility, parking garages, manufacturing (unspecified), warehouses, a packaging facility, and office and storage space. The automotive repair facility reportedly had hydraulic lift systems and underground storage tanks, and the motor freight station had gasoline tanks. The site was developed with several multi-level commercial and manufacturing buildings as early as 1894. Automotive repair facilities were identified at the site as early as 1950.

Although the exact time is not available, the shoreline was moved westward in the 1800s using imported fill material. According to previous reports, the fill imported to the subject property is of unknown origin and may contain hazardous materials.

**Site Geology and Hydrogeology:** The site is typical of an urban area. The Remedial Investigation Report found that historic fill extended across the site to a depth of approximately 6 to 12 feet below ground surface (bgs). The site is 6 feet above sea level. Beneath the fill layer, is brown and gray sand with some interbedded layers of sandy silt followed by organic silt and clay with trace shell and wood fragments. Groundwater flow has been found to be toward the northeast and may be influenced by pumping action from beneath nearby buildings or underground utilities. The Hudson River is located about 300 feet west of the site.

**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 - Jefferson Market Library  
425 Avenue of the Americas  
New York, NY 10011-8454  
phone: (212) 243-4334

## Who to Contact

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

### Project-Related Questions

Ralph Keating  
NYS Dept. of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9768  
Email: ralph.keating@dec.ny.gov

### Site-Related Health Questions

Jacquelyn Nealon  
New York State Department of Health  
Empire State Plaza Corning Tower, Room 1787  
Albany, NY 12237  
Tel: 518 - 402-7860  
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.**

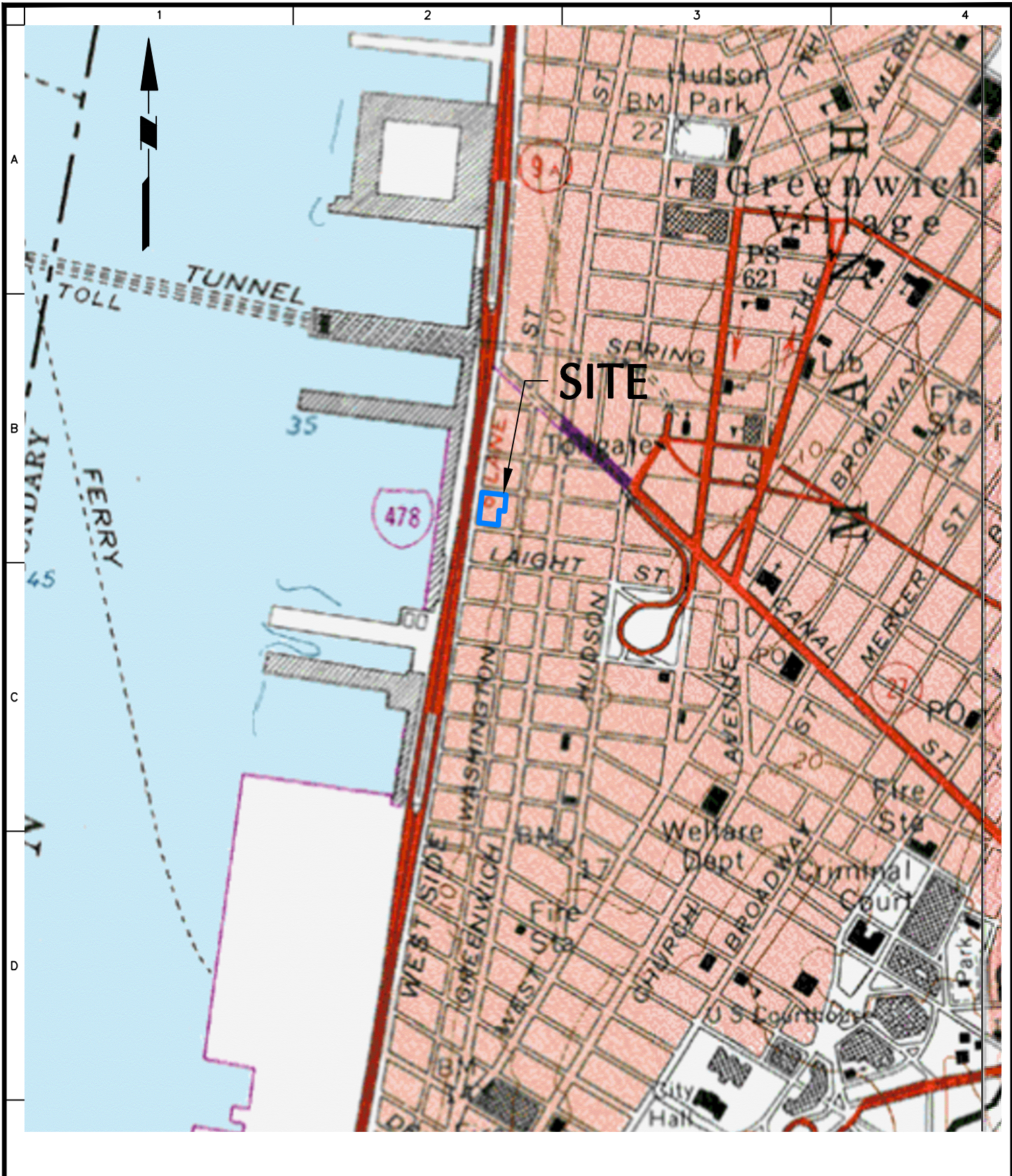
### **Receive Site Fact Sheets by Email**

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.



Project

**268 WEST STREET**  
BLOCK No. 223, LOT No. 3;  
TENTATIVE LOT Nos. 1013 & 1015

MANHATTAN

NEW YORK

NEW YORK

Figure Title

**SITE LOCATION  
MAP**

Project No.  
170266802

Date  
9/23/2014

Scale  
NTS

Drawn By  
KC

Checked By  
-

Submission Date  
October 2014

Figure No.

**1**

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