

(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

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: 268 West Street
DEC Site #: C231089
Address: 268 West 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 268 West Street site ("site") located at 268 West 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 Vestry LLC ("applicant(s)") 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:

- 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.

It's expected that 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. A community air monitoring program (CAMP) will be implemented during all excavation activities to protect the surrounding community from potential airborne contaminants.

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(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- 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 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 was previously owned by several property owners and identified by the addresses: 33-41 Desbrosses Street, 264-271 West Street, 62-74 Vestry Street, and portions of 440 and 432 Washington Street. It has since been purchased by one owner who now has one property identified as 268 West Street (Block 223, Lot 3 and also tentative Lots 1013 and 1015). The tentative lots are a nine foot strip of the western portion of existing Block 223, Lot 13 and Lot 15. The neighborhood is known as the Tribeca neighborhood of Manhattan.

Site Features: The site consists of approximately 0.53 acres. The five vacant buildings on the site consist of a mixture of single story buildings, two story buildings and a five story building. The site is in a very flat area.

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

Past Use of the Site: Historic uses of the site include an 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 depth to groundwater is approximately 7 feet below ground surface. The Hudson River is located about 300 feet west of the site.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C231089>

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

Project documents are also available on the NYSDEC website at:

<http://www.dec.ny.gov/chemical/37550.html>

Who to Contact

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

Project Related Questions

Ralph Keating/Sarah Quandt
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9767/518-402-9824
ralph.keating@dec.ny.gov
sarah.quandt@dec.ny.gov

Site-Related Health Questions

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

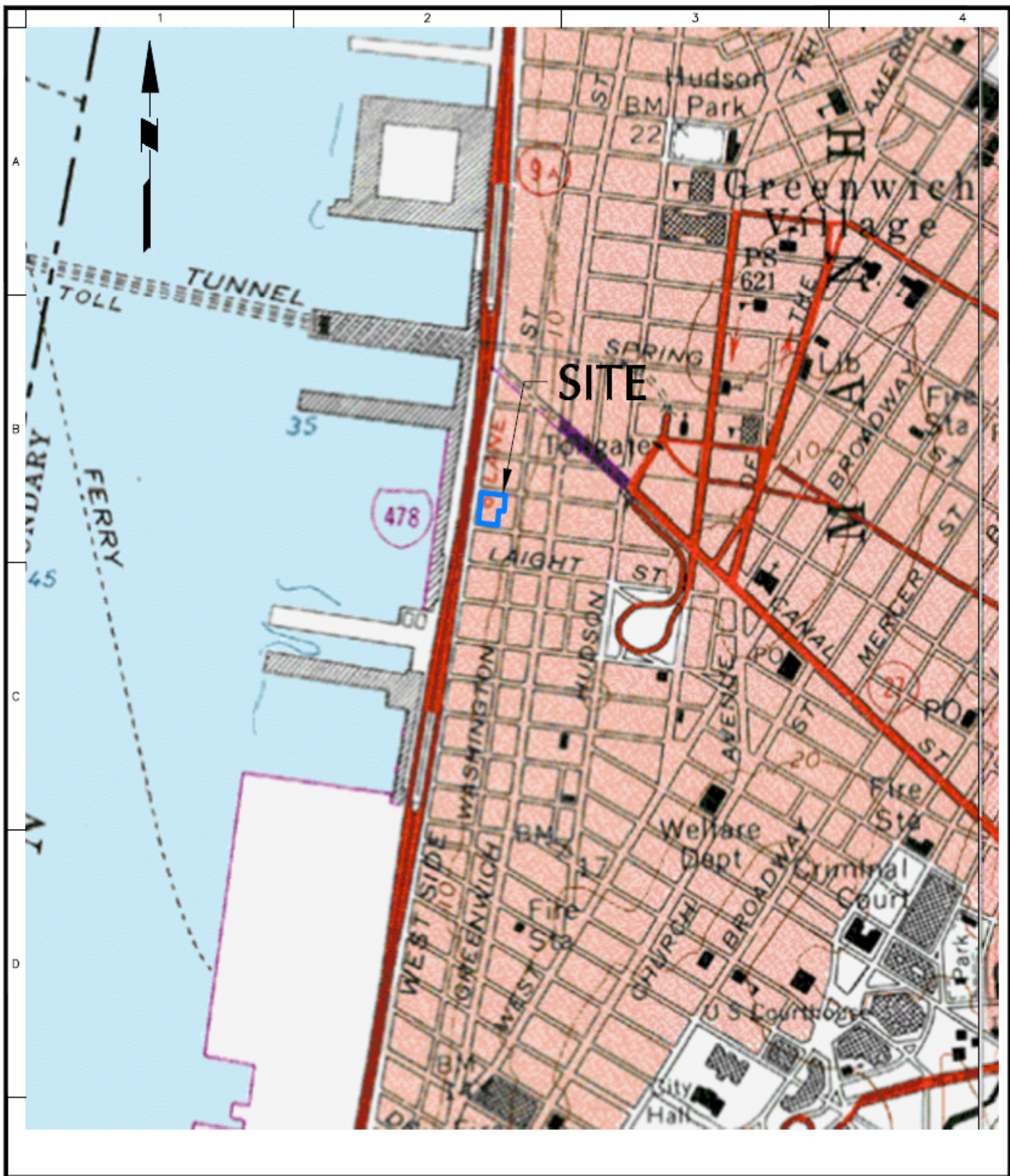
Receive Site Fact Sheets by Email

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
 NEW YORK MANHATTAN NEW YORK

Figure Title
**SITE LOCATION
 MAP**

Project No. 170266802	Figure No. 1
Date 9/23/2014	
Scale NTS	
Drawn By KC	Checked By -
Submission Date October 2014	Sheet 1 of 11