

(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
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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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 268 West Street site ("site") located at 268 West 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 Vestry LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have 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:

The cleanup action for the site included: Excavation of seven Underground Storage Tanks (USTs) and piping, as well as site soil which exceeded Track 2 residential use or protection of groundwater soil cleanup objectives as applicable. This included removal of approximately 33,200 tons of soil to the following depths:

- 20 feet below ground surface (bgs) in the southwestern portion of the site, except for a 5-foot-wide strip bordering the perimeter of Lots 18 and 20 due to building restrictions (limitations on underpinning for an adjacent building);
- 7 feet bgs for the 5-foot-wide strip bordering Lots 18 and 20 where the soil remaining above the targeted cleanup objectives was solidified in place using a cement and bentonite slurry mixed with site soils, which became part of the support of excavation retaining wall; and
- 25 feet bgs in the northeastern portion of the site.

A total of approximately 1,400 tons of material meeting the requirements of 6 NYCRR Part 375-6.7(d) was imported to establish the designed grades at the site.

The extensive site excavation addressed the groundwater in the area where groundwater standards were exceeded for Semi-Volatile Organic Compounds (SVOCs), as well as the soil vapor detections noted in shallow site soils. No further remedial actions, beyond the existing excavation and small area of in-place soil solidification noted above, were necessary to achieve the Track 2 residential use cleanup, and therefore no environmental easement or site management plan is necessary.

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: The 268 West Street site is located in the Tribeca neighborhood on the west side of Manhattan. The following addresses were consolidated into one lot (Block 223, Lot 3) comprising the site: 33-41 Desbrosses Street, 264-271 West Street, 62-74 Vestry Street, and portions of 440 and 432 Washington Street.

Site Features: The site is approximately 0.56 acres in area. Currently the site is under construction for residential use as a new, 13-story residential building with basement level parking and an open courtyard.

Current Zoning and Land Use: The current zoning 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 had hydraulic lift systems and USTs, 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.

Site Geology and Hydrogeology: The Hudson River is located about 300 feet west of the site. The shoreline was moved westward in the 1800s using imported fill material of an unknown origin. The site is typical of an urban area. Historic fill extends across the site to a depth of approximately 6 to 12 feet below ground surface (bgs). Beneath the fill layer, organic silts and clays with trace shell and wood fragments were found followed by sand with varying amounts of silt and gravel. The site is 6 feet above sea level. Groundwater flow is 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.

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>

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

Who to Contact

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

Project-Related Questions

Sarah Quandt
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9824
Email: sarah.quandt@dec.ny.gov

Site-Related Health Questions

Jacquelyn Nealon
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Empire State Plaza 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.

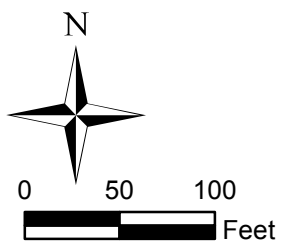
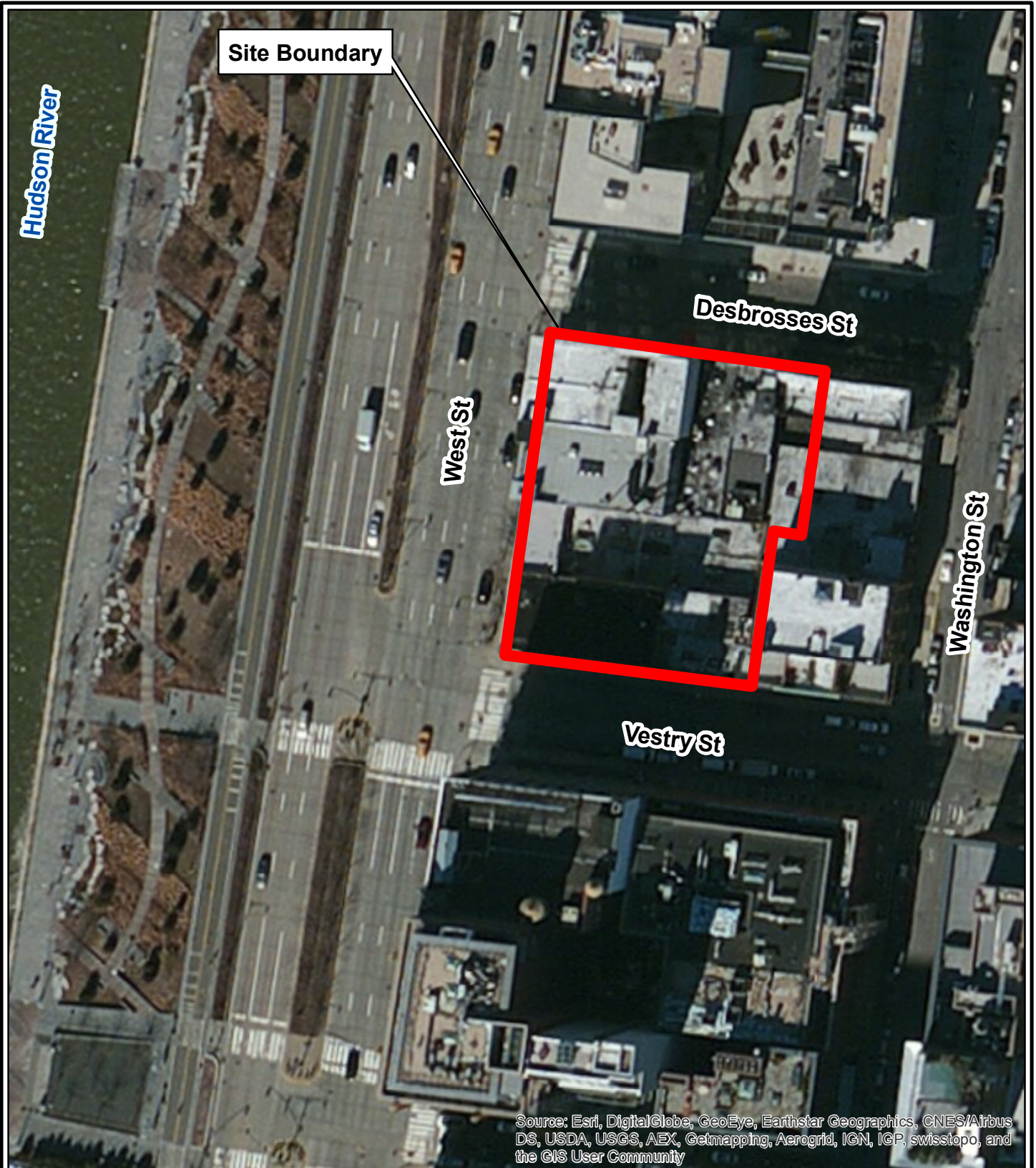


Figure 1 Site Map

268 West Street

New York, New York 10013

Site No. C231089

