



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

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 268 West Street site ("site") located at 268 West Street, New York, NY under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

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

Completion of Project

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.

NYSDEC has approved the FER, 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 an environmental easement, 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.

No institutional or engineering controls are required for this site

Next Steps

With its receipt of a COC, 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 COC 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: 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/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 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 - 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.

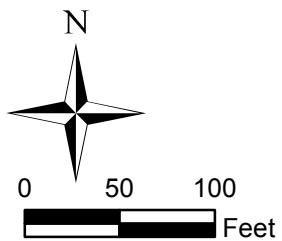
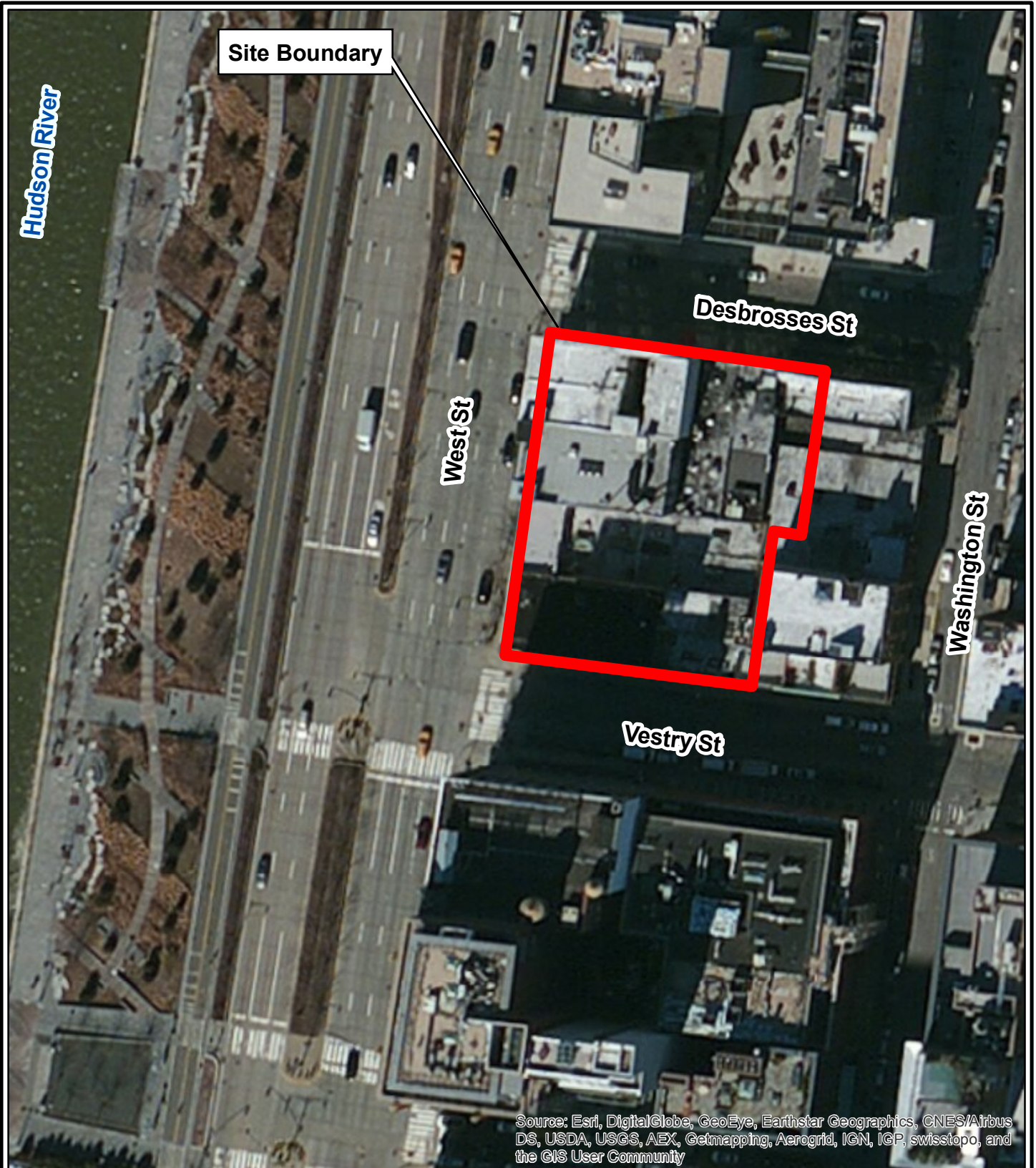


Figure 1 Site Map

268 West Street

New York, New York 10013

Site No. C231089

