



New York State Department of Environmental Conservation

Brownfield Cleanup Program

Citizen Participation Plan
for
268 West Street

268 West Street
New York, NY 10013

July 2014

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Note: The information presented in this Citizen Participation Plan was current as of the date of its approval by the New York State Department of Environmental Conservation. Portions of this Citizen Participation Plan may be revised during the site=s investigation and cleanup process.

Applicant: Bridge Land Vestry LLC (“Volunteer”)
Site Name: 268 West Street (“Site”)
Site Address: 268 West Street
Site County: New York
Site Number: C231089

1. What is New York’s Brownfield Cleanup Program?

New York’s Brownfield Cleanup Program (BCP) works with private developers to encourage the voluntary cleanup of contaminated properties known as “brownfields” so that they can be reused and developed. These uses include recreation, housing, and business.

A *brownfield* is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. A brownfield typically is a former industrial or commercial property where operations may have resulted in environmental contamination. A brownfield can pose environmental, legal, and financial burdens on a community. If a brownfield is not addressed, it can reduce property values in the area and affect economic development of nearby properties.

The BCP is administered by the New York State Department of Environmental Conservation (NYSDEC) which oversees Applicants that conduct brownfield site investigation and cleanup activities. An Applicant is a person who has requested to participate in the BCP and has been accepted by NYSDEC. The BCP contains investigation and cleanup requirements, ensuring that cleanups protect public health and the environment. When NYSDEC certifies that these requirements have been met, the property can be reused or redeveloped for the intended use.

For more information about the BCP, go online at: <http://www.dec.ny.gov/chemical/8450.html>.

2. Citizen Participation Activities

Why NYSDEC Involves the Public and Why It Is Important

NYSDEC involves the public to improve the process of investigating and cleaning up contaminated sites, and to enable citizens to participate more fully in decisions that affect their health, environment, and social well being. NYSDEC provides opportunities for citizen involvement and encourages early two-way communication with citizens before decision makers form or adopt final positions.

Involving citizens affected and interest in site investigation and cleanup programs is important for many reasons. These include:

- Promoting the development of timely, effective site investigation and cleanup programs that protect public health and the environment

- Improving public access to, and understanding of, issues and information related to a particular site and that site's investigation and cleanup process
- Providing citizens with early and continuing opportunities to participate in NYSDEC's site investigation and cleanup process
- Ensuring that NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community
- Encouraging dialogue to promote the exchange of information among the affected/interested public, State agencies, and other interested parties that strengthens trust among the parties, increases understanding of site and community issues and concerns, and improves decision making.

This Citizen Participation (CP) Plan provides information about how NYSDEC will inform and involve the public during the investigation and cleanup of the Site identified above. The public information and involvement program will be carried out with assistance, as appropriate, from the Applicant.

Project Contacts

Appendix A identifies NYSDEC project contact(s) to whom the public should address questions or request information about the site's investigation and cleanup program. The public's suggestions about this CP Plan and the CP program for the site are always welcome. Interested people are encouraged to share their ideas and suggestions with the project contacts at any time.

Locations of Reports and Information

The locations of the reports and information related to the site's investigation and cleanup program also are identified in Appendix A. These locations provide convenient access to important project documents for public review and comment. Some documents may be placed on the NYSDEC web site. If this occurs, NYSDEC will inform the public in fact sheets distributed about the Site and by other means, as appropriate.

Site Contact List

Appendix B contains the site contact list. This list has been developed to keep the community informed about, and involved in, the site's investigation and cleanup process. The site contact list will be used periodically to distribute fact sheets that provide updates about the status of the project. These will include notifications of upcoming activities at the Site (such as fieldwork), as well as availability of project documents and announcements about public comment periods. The site contact list includes, at a minimum:

- Chief executive officer and planning board chairperson of each county, city, town and village in which the Site is located;
- Residents, owners, and occupants of the Site and properties adjacent to the Site;
- The public water supplier which services the area in which the Site is located;
- Any person who has requested to be placed on the site contact list;
- The administrator of any school or day care facility located on or near the Site for purposes of posting and/or dissemination of information at the facility;
- Location(s) of reports and information.

The site contact list will be reviewed periodically and updated as appropriate. Individuals and organizations will be added to the site contact list upon request. Such requests should be submitted to the NYSDEC project contact(s) identified in Appendix A. Other additions to the site contact list may be made at the discretion of the NYSDEC project manager, in consultation with other NYSDEC staff as appropriate.

CP Activities

The table at the end of this section identifies the CP activities, at a minimum, that have been and will be conducted during the site's investigation and cleanup program. The flowchart in Appendix D shows how these CP activities integrate with the site investigation and cleanup process. The public is informed about these CP activities through fact sheets and notices distributed at significant points during the program. Elements of the investigation and cleanup process that match up with the CP activities are explained briefly in Section 5.

- **Notices and fact sheets** help the interested and affected public to understand contamination issues related to a site, and the nature and progress of efforts to investigate and clean up a site.
- **Public forums, comment periods and contact with project managers** provide opportunities for the public to contribute information, opinions and perspectives that have potential to influence decisions about a site's investigation and cleanup.

The public is encouraged to contact project staff at any time during the site's investigation and cleanup process with questions, comments, or requests for information. This CP Plan may be revised due to changes in major issues of public concern identified in Section 3 or in the nature and scope of investigation and cleanup activities. Modifications may include additions to the site contact list and changes in planned citizen participation activities.

Technical Assistance Grant

NYSDEC must determine if the Site poses a significant threat to public health or the environment. This determination generally is made using information developed during the investigation of the Site, as described in Section 5.

If the Site is determined to be a significant threat, a qualifying community group may apply for a Technical Assistance Grant (TAG). The purpose of a TAG is to provide funds to the qualifying group to obtain independent technical assistance. This assistance helps the TAG recipient to interpret and understand existing environmental information about the nature and extent of contamination related to the Site and the development/implementation of a remedy.

An eligible community group must certify that its membership represents the interests of the community affected by the Site, and that its members' health, economic well-being or enjoyment of the environment may be affected by a release or threatened release of contamination at the Site.

For more information about TAGs, go online at <http://www.dec.ny.gov/regulations/2590.html>

Note: The table identifying the citizen participation activities related to the site's investigation and cleanup program follows on the next page:

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
Application Process:	
<ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories 	At time of preparation of application to participate in the BCP.
<ul style="list-style-type: none"> • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 30-day public comment period • Publish above ENB content in local newspaper • Mail above ENB content to site contact list • Conduct 30-day public comment period 	When NYSDEC determines that BCP application is complete. The 30-day public comment period begins on date of publication of notice in ENB. End date of public comment period is as stated in ENB notice. Therefore, ENB notice, newspaper notice, and notice to the site contact list should be provided to the public at the same time.
After Execution of Brownfield Site Cleanup Agreement:	
<ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan 	Before start of Remedial Investigation
Before NYSDEC Approves Remedial Investigation (RI) Work Plan:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RI activities and announcing 30-day public comment period about draft RI Work Plan • Conduct 30-day public comment period 	Before NYSDEC approves RI Work Plan. If RI Work Plan is submitted with application, public comment periods will be combined and public notice will include fact sheet. Thirty-day public comment period begins/ends as per dates identified in fact sheet.
After Applicant Completes Remedial Investigation:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes RI results 	Before NYSDEC approves RI Report
Before NYSDEC Approves Remedial Work Plan (RWP):	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RWP and announcing 45-day public comment period • Public meeting by NYSDEC about proposed RWP (if requested by affected community or at discretion of NYSDEC project manager) • Conduct 45-day public comment period 	Before NYSDEC approves RWP. Forty-five day public comment period begins/ends as per dates identified in fact sheet. Public meeting would be held within the 45-day public comment period.
Before Applicant Starts Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
After Applicant Completes Cleanup Action:	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that announces that cleanup action has been completed and that summarizes the Final Engineering Report • Distribute fact sheet to site contact list announcing issuance of Certificate of Completion (COC) 	At the time NYSDEC approves Final Engineering Report. These two fact sheets are combined if possible if there is not a delay in issuing the COC.

3. Major Issues of Public Concern

This section of the CP Plan identifies major issues of public concern that relate to the Site. Additional major issues of public concern may be identified during the course of the site's investigation and cleanup process.

The following major issues of public concern were identified: air quality, health of workers and community, nuisance odors, noise, and construction-related traffic. These issues are of the most concern to adjacent property businesses and residents. These issues will be addressed in the Remedial Action Work Plan (RAWP), a Community Air Monitoring Program (CAMP) and/or a site-specific Health and Safety Plan (HASP) for the project to be approved by the NYSDEC prior to work.

Based on previous investigations, historic uses of the property have included: auto repair facilities with hydraulic lift systems and underground storage tanks (UST), motor freight stations with gasoline tanks, a copper works, a wagon painting operation, a truck sales and service facility, a paper stock facility, parking garages, unspecified manufacturing, warehouses, a packaging facility, and office and storage space. Contaminants of concern include chlorinated and petroleum-related volatile organic compounds (VOC), semivolatile organic compounds (SVOC), pesticides, and metals. Contaminants are discussed in further detail in Section 4 below. The identified contaminants will be remediated to support the redevelopment of the site for residential use using a NYSDEC-approved work plan.

Information regarding the Site is available through Project Contacts mentioned in Section 2 and Appendix A. The BCP Application, which includes the previous investigations at the Site and future reports prepared for the NYSDEC, are (or will) be available in the document repository discussed above in Section 2 and in Appendix A. The RAWP will include schedules for the planned work.

To make Citizen Participation Plans (CPPs) as consistent as possible with DER's CP Handbook, Region 2 Public Affairs asks that the Handbook's "Scoping Sheet for Major Issues of Public Concern" be used by applicants/responsible parties to inform their completion of this section of the plan. Because of the high percentage of Environmental Justice Areas in New York City, the Scoping Sheet is a particularly valuable tool in this region. The information that is gained by using a Scoping Sheet may be helpful in determining if future fact sheets need to be translated into other languages. The NYSDEC Scoping Sheet for Major Issues of Public Concern was used to complete this section and is included as Appendix D.

4. Site Information

Site Description

The site is located at 268 West Street and portions of 440 and 432 Washington Street in the Tribeca neighborhood of Manhattan, New York. The property occupies Tax Block 223, Lot 3 (former Lots 3,5,7,9,11 & 12) and portions of Lots 13 & 15 (tentative lots 1013 and 1015). The Site is an irregularly-shaped parcel on the western portion of Block 223 and occupies an area of approximately 24,160 square feet (0.5547 acres). The two-story buildings on former Lots 3 and 5 are vacant but were most recently used as auto repair facilities with second floor offices. Former Lot 7 is occupied by a five-story partially vacant commercial building used for storage and office space. Former Lot 9 is occupied by a vacant five-story commercial building, formerly used as a restaurant on the lower three floors and as office/storage space on the upper floors. The two-story buildings on former Lots 11 and 12 are vacant but were most recently used as parking garages with the second floors used as a sitting area for the former adjacent restaurant. The site also contains a small portion of lots 13 and 15, which are occupied by a vacant six-story residential building and a parking garage with a second floor residence, respectively. A Site Location Map is included as Appendix C.

The Site is situated at an elevation of approximately 6 feet, with respect to the Borough President of Manhattan Datum (BPMD), which is 2.75 feet above Mean Sea Level at Sandy Hook, New Jersey, 1929 U.S. Geological Survey National Geodetic Vertical Datum (NGVD 1929). The surrounding regional topography generally slopes west towards the Hudson River, which is located approximately 200 feet to the west of the Site. Properties east of the Site are generally at a higher elevation (up-gradient).

According to the New York City Planning Commission Zoning Map 16d, the Site is located in a M3-1 manufacturing district.

History of Site Use, Investigation, and Cleanup

The Site and surrounding area are located in a predominantly urban area historically characterized by industrial and commercial uses. Historic uses of the property have included: auto repair facilities with hydraulic lift systems and USTs, motor freight stations with gasoline tanks, a copper works, a wagon painting operation, a truck sales and service facility, a paper stock facility, parking garages, unspecified manufacturing, warehouses, a packaging facility, and office and storage space.

Prior to entry into the NYSDEC BCP, the Site was the subject of two known previous environmental investigations, which are documented in the following reports:

- *Phase I Environmental Site Assessment (ESA) for 264-270 West Street, 33-35 Desbrosses Street, and 62-74 Vestry Street, New York, New York.* dated September 2013, prepared by Langan; and

- *Phase II Environmental Site Investigation (ESI) for 264-270 West Street, 33-35 Desbrosses Street, and 62-74 Vestry Street, New York, New York.* dated January 2014, prepared by Langan.

Below is a summary of each report:

Phase I ESA

The Phase I ESA provides an evaluation of potential environmental concerns relating to hazardous materials and wastes at the Site and surrounding properties. The Phase I ESA was conducted in accordance with the ASTM Standard (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process). The Phase I ESA included a review of historical sources, a site and vicinity reconnaissance, a review of available regulatory agency databases, and a review of local environmental records. The Phase I ESA did not include tentative Lots 1013 and 1015. At the time the Phase I ESA was conducted, the Site consisted of 6 Lots (3,5,7,9,11 & 12), now known as Lot 3.

The two-story buildings on former Lots 3 and 5 were vacant but were most recently used as auto repair facilities with second floor offices. Former Lot 7 is occupied by a five-story partially vacant commercial building used for storage and office space. Former Lot 9 is occupied by a vacant five-story commercial building, formerly used as a restaurant on the lower three floors and as office/storage space on the upper floors. The two-story buildings on former Lots 11 and 12 are vacant but were most recently used as parking garages with the second floors used as a sitting area for the former adjacent restaurant. 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.

Adjoining property uses were reported to include residential, commercial, industrial and manufacturing properties including an automotive service and repair facility.

The Phase I ESA identified the following recognized environmental conditions (RECs) associated with the site:

- Current and historic uses of the Site include auto repair facilities with hydraulic lift systems, a copper works, a painting facility, unspecified manufacturing and a motor freight station with gasoline tanks. The current and historic uses involve the storage, application and disposal of hazardous substances. Staining was observed on flooring at various locations adjacent to chemical storage shelves, drums, and hydraulic lifts. Leaks, spills or discharges of solvents, petroleum products, polychlorinated biphenyls (PCB) and/or other hazardous substances used at the current or historic facilities may have adversely impacted soil, groundwater, and/or soil vapor at the site.
- Manhole covers identified on former Lot 5 (62-68 Vestry Street) and fill ports located on the adjacent sidewalk are indicative of potential petroleum or chemical USTs, and/or oil

containment systems (oil/water separator). In addition, unknown underground storage tanks associated with historic use may exist at the site. Leaks or spills from USTs and oil containment systems may have impacted soil, groundwater, and/or soil vapor at the Site with petroleum and solvents.

- Current and historic uses of the adjoining and/or surrounding properties include gasoline filling stations, auto sales and service stations, various manufacturing facilities, chemical companies, printing facilities and a railroad freight terminal. Leaks, spills or discharges of solvents, petroleum products, and/or other hazardous substances used at these facilities may have adversely impacted groundwater and/or soil vapor beneath the Site.
- According to historic maps, the original shoreline of the Hudson River extended further eastward, beyond the Site. The shoreline moved westward in the 1800s using imported fill material. Fill imported to the Site is of unknown origin and may contain hazardous materials.

The following additional (non-ASTM) environmental concerns were identified:

- Pursuant to City Environmental Quality Review (CEQR) conducted during a rezoning action, the Site has been assigned a restrictive 'E' zoning designation for noise (E-162) by the New York City Planning Commission and City Council. The development of 'E'-Designated properties is subject to review and approval by the New York City Office of Environmental Remediation (OER). The receipt of New York City Department of Buildings (NYCDOB) construction permits is contingent on OER's approval.
- The site buildings may contain asbestos containing material (ACM), lead based paint (LBP), and PCBs in building materials.

Phase II ESI

The Phase II ESI was completed to evaluate potential impacts to soil and groundwater from the RECs identified by the Phase I ESA. The Phase II ESI included the installation of eight soil borings and seven groundwater monitoring wells, and collection of fifteen grab soil samples and eight groundwater samples. Analytical results of the soil and groundwater samples were compared to Title 6 of the New York Codes, Rules and Regulations (NYCRR), Part 375 Unrestricted Use Soil Cleanup Objectives (SCO); and the NYSDEC Division of Water Technical and Operation Guidance Series (TOGS) 1.1.1 Ambient Water Quality Standards (AWQS) and Guidance Values, respectively.

Phase II ESI observations found that the Site is underlain by historic fill material consisting of silt, sand, gravel, and rock and brick fragments to depths ranging from 6 to 9 feet below ground surface (bgs). Native silt and gravel underlie the fill material. Bedrock was not encountered at the maximum soil boring depth of 15 feet bgs. Depth to groundwater at the Site ranges from 6.89 to 8.27 feet bgs, corresponding to elevations ranging from el -1.02 to el -3.36 relative to Borough President of Manhattan Datum.

The following findings and conclusions were provided in the Phase II ESI:

- Potential Underground Storage Tanks - Major anomalies which appear indicative of USTs were identified in the northeastern and southeastern corners of former Lot 5. Further investigation of these anomalies indicated that they were associated with vent pipes also located in the same areas.
- Fill/Soil:
 - *Petroleum-Impacted Soil* - Petroleum-impacted soil, evidenced by staining, odor and elevated instrument readings, was identified in three soil borings. The petroleum-impacted material appears to be located in the southwestern and northeastern portions of the Site at depths primarily ranging from 5 to 15 feet bgs, which roughly straddles the groundwater table. Petroleum impacts are potentially down-gradient and cross-gradient in relation to potential USTs identified by the geophysical survey. Based on petroleum impacts identified in soil during the field investigation, a petroleum spill was reported to NYSDEC.
 - *Chlorinated Solvent-Impacted Soil* – Tetrachloroethylene (PCE) was identified in shallow soil samples (0 to 2 feet bgs) collected from three soil borings at concentrations exceeding the soil cleanup objectives (SCOs).
 - *Pesticide-Impacted Soil* – Pesticides were identified in soil samples collected above the groundwater interface (7 to 9 feet bgs) from two soil borings at concentrations exceeding the SCO.
 - *Historic Fill* - A layer of historic fill extending to approximately 6 to 9 feet bgs was identified throughout the Site and contained SVOC and metal concentrations in excess of the SCO.
- Groundwater – SVOCs exceeding the ambient water quality standards (AWQS) were identified in one groundwater sample at the Site. The same SVOCs were identified in soil samples collected from the associated boring.

Environmental Summary

The following table summarizes maximum concentrations found for the primary contaminants of concern identified in the soil and groundwater during the Phase II ESI:

Primary Contaminants of Concern

Compound	Max. Soil Concentration	Max. Groundwater Concentration
n-Propylbenzene	4.5 mg/kg	1.2 µg/l
PCE	7.1 mg/kg	no detections
Acenaphthene	22 mg/kg	0.64 µg/l
Benzo(a) anthracene	140 mg/kg	0.11 µg/l
Benzo(a)pyrene	140 mg/kg	0.16 µg/l
Benzo(b) fluoranthene	160 mg/kg	0.18 µg/l
Benzo(k) fluoranthene	48 mg/kg	0.08 µg/l
Chrysene	140 mg/kg	0.13 µg/l
Dibenzo(a,h) anthracene	20 mg/kg	no detections
Dibenzofuran	15 mg/kg	no detections
Fluoranthene	380 mg/kg	0.26 µg/l
Indeno(1,2,3-cd) Pyrene	84 mg/kg	no detections
Naphthalene	14 mg/kg	0.34 µg/l
Phenanthrene	240 mg/kg	0.68 µg/l
Pyrene	330 mg/kg	0.23 µg/l
4,4'-DDE	0.00546 mg/kg	no detections
4,4'-DDT	0.00992 mg/kg	no detections
Total Arsenic	60 mg/kg	17.91 µg/l
Total Copper	1000 mg/kg	7.24 µg/l
Total Iron	25,000 mg/kg	6,540 µg/l
Total Lead	880 mg/kg	9.14 µg/l
Total Magnesium	13,000 mg/kg	118,000 µg/l
Total Manganese	440 mg/kg	1,660 µg/l
Total Mercury	5.4 mg/kg	not analyzed
Total Silver	4 mg/kg	no detections
Total Zinc	350 mg/kg	21.12 µg/l
Dissolved Iron	not analyzed	5,830 µg/l
Dissolved Magnesium	not analyzed	115,000 µg/l
Dissolved Manganese	not analyzed	1,733 µg/l

Notes:

SCO = NYSDEC 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objective

TOGS = NYSDEC Technical and Operational Guidance Series 1.1.1 Ambient Water Quality Standards for Class GA Water

NE = No exceedance

NA = Not Analyzed

Other VOCs, SVOCs, metals, pesticides, and PCBs were detected at lower concentrations in soil and groundwater samples. Details can be found in the Phase II ESI.

Soil vapor samples were not collected as part of the Phase II ESI; however, based on reported concentrations of VOCs in soil and groundwater, soil vapor may be impacted with chlorinated and/or petroleum related VOCs.

5. Investigation and Cleanup Process

Application

The Applicant has applied for and been accepted into New York's Brownfield Cleanup Program as a Volunteer. This means that the Applicant is not responsible for the disposal or discharge of the contaminants or whose ownership or operation of the site took place after the discharge or disposal of contaminants. The Volunteer must fully characterize the nature and extent of contamination on-site, and must conduct a qualitative exposure assessment, a process that characterizes the actual or potential exposures of people, fish and wildlife to contaminants on the Site and to contamination that has migrated from the Site.

The Applicant in its Application proposes that the Site will be used for residential purposes.

To achieve this goal, the Applicant will conduct investigation and cleanup activities at the Site with oversight provided by NYSDEC. The Brownfield Cleanup Agreement executed by NYSDEC and the Applicant sets forth the responsibilities of each party in conducting these activities at the Site.

Investigation

The Applicant will conduct an investigation of the Site officially called a "remedial investigation" (RI). This investigation will be performed with NYSDEC oversight. The Applicant has developed a remedial investigation workplan, which was subject to public comment.

The site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected;
- 2) Identify the source(s) of the contamination;
- 3) Assess the impact of the contamination on public health and the environment; and
- 4) Provide information to support the development of a proposed remedy to address the contamination or the determination that cleanup is not necessary.

When the investigation is complete, the Applicant will prepare and submit a report that summarizes the results. This report also will recommend whether cleanup action is needed to address site-related contamination. The investigation report is subject to review and approval by

NYSDEC.

NYSDEC will use the information in the investigation report to determine if the Site poses a significant threat to public health or the environment. If the Site is a “significant threat,” it must be cleaned up using a remedy selected by NYSDEC from an analysis of alternatives prepared by the Applicant and approved by NYSDEC. If the Site does not pose a significant threat, the Applicant may select the remedy from the approved analysis of alternatives.

Remedy Selection

When the investigation of the site has been determined to be complete, the project likely would proceed in one of two directions:

1. The Applicant may recommend in its investigation report that no action is necessary at the Site. In this case, NYSDEC would make the investigation report available for public comment for 45 days. NYSDEC then would complete its review, make any necessary revisions, and, if appropriate, approve the investigation report. NYSDEC would then issue a “Certificate of Completion” (described below) to the Applicant.

or

2. The Applicant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Applicant may then develop a cleanup plan, officially called a “Remedial Work Plan”. The Remedial Work Plan describes the Applicant’s proposed remedy for addressing contamination related to the Site.

When the Applicant submits a proposed Remedial Work Plan for approval, NYSDEC would announce the availability of the proposed plan for public review during a 45-day public comment period.

Cleanup Action

NYSDEC will consider public comments, and revise the draft cleanup plan if necessary, before approving the proposed remedy. The New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

The Applicant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Applicant completes cleanup activities, it will prepare a Final Engineering Report (FER) that certifies that cleanup requirements have been achieved or will be achieved within a specific time frame. NYSDEC will review the report to be certain that the cleanup is protective of public health and the environment for the intended use of the site.

Certificate of Completion

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 then will issue a Certificate of Completion (COC) to the Applicant. The COC states that cleanup goals have been achieved, and relieves the Applicant from future liability for site-related contamination, subject to certain conditions. The Applicant would be eligible to redevelop the Site after it receives a COC.

Site Management

Site management is the last phase of the site cleanup program. This phase begins when the COC is issued. Site management may be conducted by the Applicant under NYSDEC oversight, if contamination will remain in place. Site management incorporates any institutional and engineering controls required to ensure that the remedy implemented for the site remains protective of public health and the environment. All significant activities are detailed in a Site Management Plan.

An institutional control is a non-physical restriction on use of the Site, such as a deed restriction that would prevent or restrict certain uses of the property. An institutional control may be used when the cleanup action leaves some contamination that makes the site suitable for some, but not all uses.

An engineering control is a physical barrier or method to manage contamination. Examples include: caps, covers, barriers, fences, and treatment of water supplies.

Site management also may include the operation and maintenance of a component of the remedy, such as a system that is pumping and treating groundwater. Site management continues until NYSDEC determines that it is no longer needed.

Appendix A

Project Contacts and Locations of Reports and Information

Project Contacts

For information about the site=s investigation and cleanup program, the public may contact any of the following project staff:

New York State Department of Environmental Conservation (NYSDEC):

Ralph Keating
Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: (518) 402-9768
Email: ralph.keating@dec.ny.gov

Thomas V. Panzone
Citizen Participation Specialist
NYSDEC Region 2
Office of Communications Services
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Tel: (718) 482-4900
thomas.panzone@dec.ny.gov

New York State Department of Health (NYSDOH):

Jacquelyn Nealon - Public Health Specialist 3
Project Manager
Bureau of Environmental Exposure Investigation
NYSDOH
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
Tel: (800) 458-1158 ext. 27860
Email: bee@health.ny.gov

Locations of Reports and Information

The facilities identified below are being used to provide the public with convenient access to important project documents:

New York Public Library – Jefferson
Market Library
425 Avenue of the Americas
New York, NY 10011-8454
(212) 212-4334

Appendix B Site Contact List

Chief Executive Officer

Mayor Bill de Blasio
City Hall
260 Broadway
New York, NY 10007

New York City Comptroller

Hon. Scott M. Stringer
1 Centre Street
New York, NY 10007

Public Advocate

Hon. Letitia James
1 Centre Street, 15th Floor
New York, NY 10007

U.S. Senator

Hon. Charles Schumer
780 Third Avenue, Suite 2301
New York, NY 10017

U.S. Senator

Hon. Kirsten Gillibrand
780 Third Avenue, Suite 2601
New York, NY 10017

NYC Councilmember

Hon. Margaret Chin
165 Park Row, Suite #11
New York, NY 10038

NYS Senator

Hon. Daniel Squadron
250 Broadway, Suite 2011
New York, NY 10017

NYS Assemblywoman

Hon. Deborah J. Glick
853 Broadway, Suite 1518
New York, NY 10003

Hon. Jerrold Nadler
U.S. House of Representatives
201 Varick Street, Suite 669
New York, NY 10014

Catherine McVay Hughes, Chairperson
Manhattan Community Board # 1
49-51 Chambers Street, Suite 715
New York, NY 10007

Noah Pfefferblit, District Manager
Manhattan Community Board # 1
49-51 Chambers Street, Suite 715
New York, NY 10007

Norman Goodman
Manhattan County Clerk
60 Centre Street, Room 161
New York, NY 10007

New York City Planning Commission

Carl Weisbrod, Commissioner
NYC Department of City Planning
22 Reade Street
New York, NY 10007-1216

Manhattan Borough President

Hon. Gale A. Brewer
1 Centre Street, 19th Floor
New York, NY 10007

Commissioner, New York City Department of Transportation

Polly Trottenberg
55 Water Street, 9th Floor
New York, NY 10041

Commissioner, NYC Department of Environmental Protection (Public Water Supplier)

Emily Lloyd
59-17 Junction Boulevard
Flushing, NY 11373

Local news media from which the community typically obtains information:

New York Daily News
4 New York Plaza
New York, NY 10004

New York Post
1211 Avenue of the Americas
New York, NY 10036-8790

NY 1 News
75 Ninth Avenue
New York, NY 10011

Chelsea Now
515 Canal Street, Suite 1C
New York, NY 10013

The West Sider Chelsea Clinton News
79 Madison Avenue, 16th Floor
New York, NY 10016

The public water supply that services the area where the site is located:

Water to the site is provided by the City of New York and the water is derived from watersheds in the Catskills in upstate New York. Contact information for the water supplier is:

New York City Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

New York City Municipal Water Finance Authority
255 Greenwich Street, 6th Floor
New York, NY 10007

New York City Water Board
NYC Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
Flushing, NY 11373

Any person who has requested to be placed in the site contact list:

We are unaware of any requests for inclusion on the contact list.

The administrator of any school or day care facility located on or near the site:

There are no schools or day care facilities located on the site. The following are schools or day care facilities located within ½-mile of the site:

Stuyvesant High School (approximately 0.4 miles southwest of site)

Ms. Jie Zhang
345 Chambers Street
New York, NY 10282
(212) 312-4800

Borough of Manhattan Community College (approximately 0.3 miles south of site)

Antonio Perez
199 Chambers Street
New York, NY 10282
(212) 220-8000

New York Academy of Art (approximately 0.4 miles southeast of site)

David Kratz
111 Franklin Street
New York, NY 10013
(212) 966-0300

New York Law School (approximately 0.4 miles southeast of site)

Anthony W. Crowell
185 West Broadway
New York, NY 10013
(212) 431-2100

Metropolitan College of New York (approximately 0.2 miles east of site)

Vinton Thompson
431 Canal Street
New York, NY 10013
(212) 343-1234

Montessori School of Manhattan (approximately 0.2 miles southeast of site)

Mrs. Bridie L. Gauthier
53 Beach Street
New York, NY 10013
(212) 334-0400

Adelphi University – Manhattan Center (approximately 0.3 miles east of site)
Shawn W. Oriley
75 Varick Street
New York, NY 10013
(212) 965-8340

Empire State College (approximately 0.3 miles northeast of site)
Michael Mancini
325 Hudson Street
New York, NY 10013
(212) 647-7800

PS 150 Tribeca Learning Center (approximately 0.4 miles south of site)
Jenny Bonnet
334 Greenwich Street
New York, NY 10013
(212) 732-4392

Chelsea Vocational High School
Brian Rosenbloom
131 Avenue of the Americas
New York, NY 10013
(202) 925-1080

Community, Civic, Religious and other Educational Institutions:

Hudson River Park Trust
353 West Street (at W. Houston St.)
Pier 40, 2nd Floor
New York, NY 10014

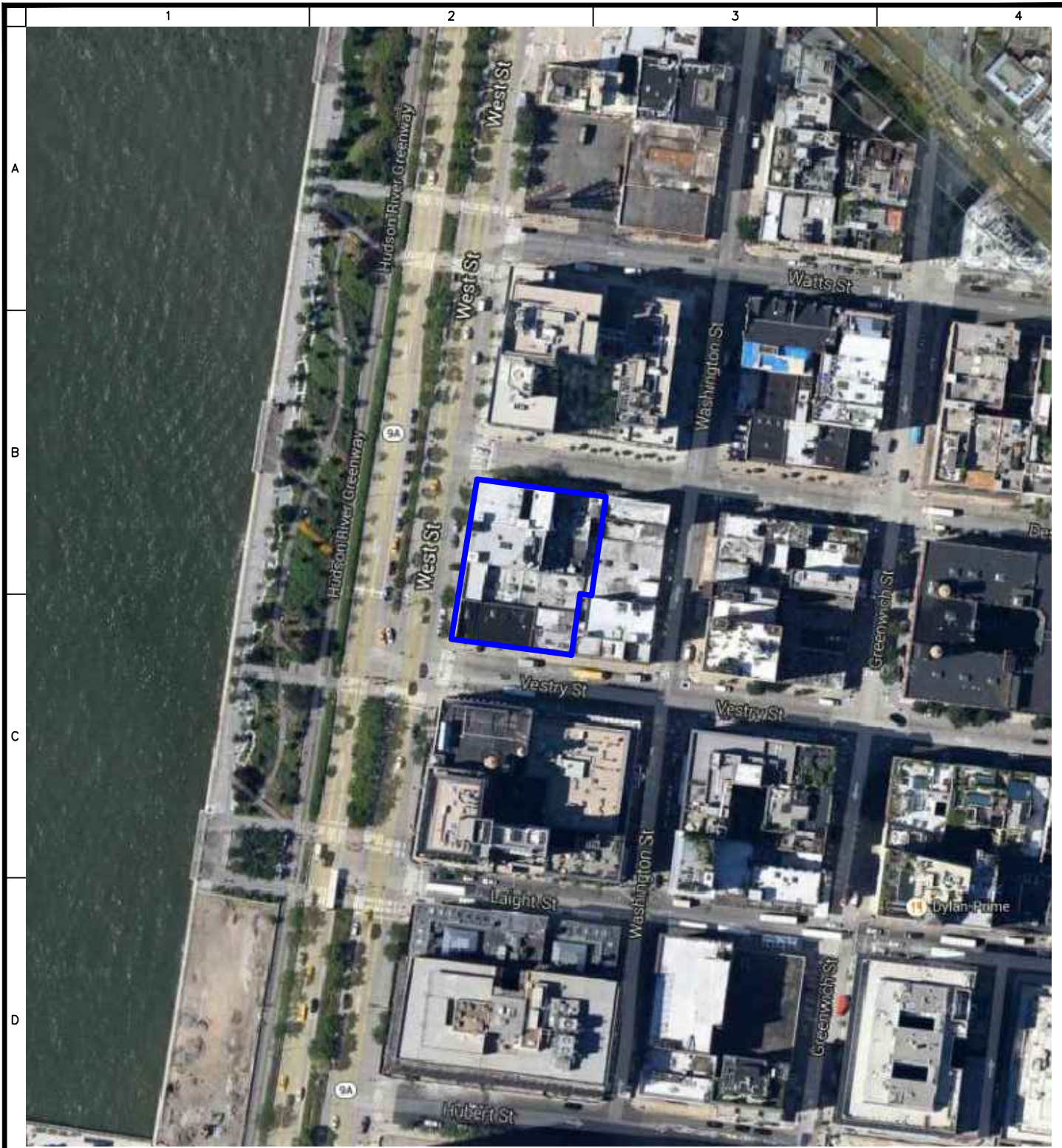
Friends of Hudson River Park
Executive Director
311 West 43rd Street, Suite 300
New York, NY 10036

Hudson River Foundation
17 Battery Place, Suite 915
New York, NY 10004

Friends of Greenwich Street
295 Greenwich Street # 247
New York, NY 10007

	A	B	C	D	E	F	G	H	I	J
1	Appendix B									
2	Site Contact List									
3	Site #: C231089									
4	Site Name: 268 West Street			List Last Updated: 26 June 2014						
5	Current Occupant	Name, Title	Address 1	Address 2	Address 3	Street Address	City	State	Zip	Site Name (County)
6	Bill de Blasio	Mayor	City Hall				New York	NY	10007	268 West Street (Manhattan)
7	Scott M. Stringer	NYC Comptroller	1 Centre Street				New York	NY	10007	268 West Street (Manhattan)
8	Letitia James	Public Advocate	1 Centre Street, 15th Floor				New York	NY	10007	268 West Street (Manhattan)
9	Charles Schumer	U.S. Senator	780 Third Avenue, Suite 2301				New York	NY	10017	268 West Street (Manhattan)
10	Kirsten Gillibrand	U.S. Senator	780 Third Avenue, Suite 2601				New York	NY	10017	268 West Street (Manhattan)
11	Carl Weisbrod	Commissioner, NYC Department of City Planning	22 Reade Street				New York	NY	10007	268 West Street (Manhattan)
12	Christopher Reo	Acting Director, NYC Office of Environmental Coordination	100 Gold Street, 2nd Floor				New York	NY	10038	268 West Street (Manhattan)
13		Office of Environmental Planning & Assessment	96-05 Horace Harding Expressway				Flushing	NY	11373	268 West Street (Manhattan)
14	Catherine McVay-Hughes	Chair, Manhattan Community Board 1	49-51 Chambers Street, Room 715				New York	NY	10007	268 West Street (Manhattan)
15	Noah Pfefferblit	District Manager, Brooklyn Community Board 1	49-51 Chambers Street, Room 715				New York	NY	10007	268 West Street (Manhattan)
16		NYC Dept. of City Planning - Manhattan Borough Office	22 Reade Street, 6th Fl. West				New York	NY	10007	268 West Street (Manhattan)
17	Gale Brewer	Manhattan Borough President	1 Centre Street, 19th Floor				New York	NY	10007	268 West Street (Manhattan)
18	Polly Trottenberg	New York City Department of Transportation	55 Water Street, 9th Floor				New York	NY	10041	268 West Street (Manhattan)
19	Deborah Glick	New York State Assemblymember (66th Assembly District)	853 Broadway Suite 2007				New York	NY	10003	268 West Street (Manhattan)
20	Daniel Squadron	New York State Senator (District 26)	250 Broadway, Suite 2011				New York	NY	10007	268 West Street (Manhattan)
21	Jerrold Nadler	U.S. House of Representatives (10th Congressional District)	201 Varick Street, Suite 669				New York	NY	10014	268 West Street (Manhattan)
22	Margaret Chin	NYC Councilmember	Chatham Green 165 Park Row, Suite 11				New York	NY	10038	268 West Street (Manhattan)
23	Emily Lloyd	Commissioner, NYC Department of Environmental Protection	59-17 Junction Boulevard				Flushing	NY	11373	268 West Street (Manhattan)
24		New York Post	1211 Avenue of the Americas				New York	NY	10036	268 West Street (Manhattan)
25		New York Daily News	4 New York Plaza				New York	NY	10004	268 West Street (Manhattan)
26		New York Public Library - Jefferson Market Library (Repository)	425 Avenue of the Americas				New York	NY	10011	268 West Street (Manhattan)
27		New York City Department of Environmental Protection	1250 Broadway, 8th Floor				New York	NY	10001	268 West Street (Manhattan)
28		New York City Municipal Water Finance Authority	255 Greenwich Street, 6th Floor				New York	NY	10007	268 West Street (Manhattan)
29		New York City Water Board - Department of Environmental Protection	59-17 Junction Boulevard, 8th Floor				Flushing	NY	11373	268 West Street (Manhattan)
30	Ms. Jie Zhang	Stuyvesant High School (approximately 0.4 miles southwest of site)	345 Chambers Street				New York	NY	10282	268 West Street (Manhattan)
31	Antonio Perez	Borough of Manhattan Community College (approximately 0.3 miles south of site)	199 Chambers Street				New York	NY	10282	268 West Street (Manhattan)
32	David Kratz	New York Academy of Art (approximately 0.4 miles southeast of site)	111 Franklin Street				New York	NY	10013	268 West Street (Manhattan)
33	Anthony W. Crowell	New York Law School (approximately 0.4 miles southeast of site)	185 West Broadway				New York	NY	10013	268 West Street (Manhattan)
34	Vinton Thompson	Metropolitan College of New York (approximately 0.2 miles east of site)	431 Canal Street				New York	NY	10013	268 West Street (Manhattan)
35	Mrs. Bridie L. Gauthier	Montessori School of Manhattan (approximately 0.2 miles southeast of site)	53 Beach Street				New York	NY	10013	268 West Street (Manhattan)
36	Shawn W. Oriley	Adelphi University - Manhattan Center (approximately 0.3 miles east of site)	75 Varick Street				New York	NY	10013	268 West Street (Manhattan)
37	Michael Mancini	Empire State College (approximately 0.3 miles northeast of site)	325 Hudson Street				New York	NY	10013	268 West Street (Manhattan)
38	Jenny Bonnet	PS 150 Tribeca Learning Center (approximately 0.4 miles south of site)	334 Greenwich Street				New York	NY	10013	268 West Street (Manhattan)
39	Brian Rosenbloom	Chelsea Vocational High School	131 Avenue of the Americas				New York	NY	10013	268 West Street (Manhattan)
40		Ponte Equities Inc	268 West Street				New York	NY	10013	268 West Street (Manhattan)
41		Stuart Parr Gallery Inc	60 Vestry Street				New York	NY	10013	268 West Street (Manhattan)
42		Truffles Tribeca	34 Desbrosses Street				New York	NY	10013	268 West Street (Manhattan)
43		Arman Studio	430 Washington Street				New York	NY	10013	268 West Street (Manhattan)
44		Quik Park	450 Washington Street				New York	NY	10013	268 West Street (Manhattan)
45		Arrow Root Media	437 Washington Street				New York	NY	10013	268 West Street (Manhattan)
46		DeJuan Stroud	433 Washington Street				New York	NY	10013	268 West Street (Manhattan)
47		Tribeca Tower Inc	427 Washington Street				New York	NY	10013	268 West Street (Manhattan)
48		John Allan's Tribeca	418 Washington Street				New York	NY	10013	268 West Street (Manhattan)
49		Taichi Gallery	414 Washington Street				New York	NY	10013	268 West Street (Manhattan)
50		GV Interiors	67 Vestry Street				New York	NY	10013	268 West Street (Manhattan)
51		Fika	450 Washington Street				New York	NY	10013	268 West Street (Manhattan)
52		Manhattan Automotive	446 Washington Street				New York	NY	10013	268 West Street (Manhattan)
53		Revenge Media Group LLC	449 Washington Street				New York	NY	10013	268 West Street (Manhattan)
54		West Care Pediatrics	280 West Street				New York	NY	10014	268 West Street (Manhattan)
55		Superstar Gym	452 Washington Street				New York	NY	10013	268 West Street (Manhattan)
56		K Singh Agency	260 West Street				New York	NY	10013	268 West Street (Manhattan)
57		Tribeca Spa of Tranquility	462 Greenwich Street				New York	NY	10013	268 West Street (Manhattan)
58		Little Bear Inc	135 Watts Street				New York	NY	10013	268 West Street (Manhattan)
59		Estancia 460	460 Greenwich Street				New York	NY	10013	268 West Street (Manhattan)
60		Agatha Ruiz De La Prada	466 Greenwich Street				New York	NY	10013	268 West Street (Manhattan)
61		448 Greenwich Street Condominium	448 Greenwich Street				New York	NY	10013	268 West Street (Manhattan)
62		Superhot Messenger Services	444 Greenwich Street				New York	NY	10013	268 West Street (Manhattan)
63		Art Projects International	434 Greenwich Street				New York	NY	10013	268 West Street (Manhattan)
64		Fairchild & Foster Condo	415 Washington Street				New York	NY	10013	268 West Street (Manhattan)
65		Tribeca Printworks	434 Greenwich Street				New York	NY	10013	268 West Street (Manhattan)
66		Brides to Be Hair & Makeup Artist	Greenwich Street				New York	NY	10013	268 West Street (Manhattan)
67		New York Wedding Photography - Salwa Photography	Desbrosses Street				New York	NY	10013	268 West Street (Manhattan)
68		68 Laight Owners Corporation	68 Laight Street				New York	NY	10013	268 West Street (Manhattan)
69		Bosse Property	78 Laight Street				New York	NY	10013	268 West Street (Manhattan)
70		Empire Parking	90 Laight Street				New York	NY	10013	268 West Street (Manhattan)


Appendix C Site Location Map



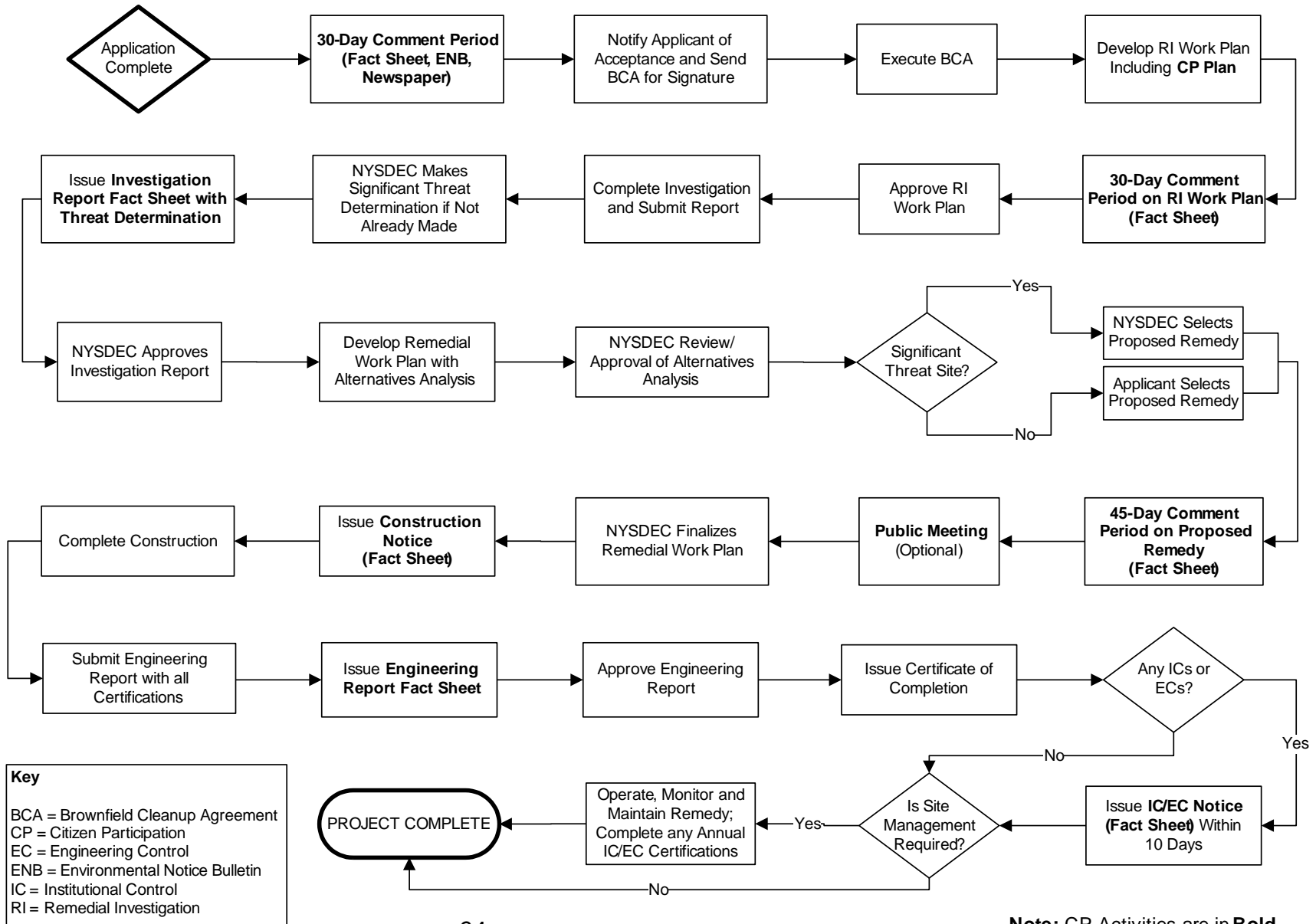
WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

IMAGE SOURCE: WWW.MAPS.GOOGLE.COM

— APPROXIMATE PROPERTY BOUNDARY

 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project	Drawing Title	Project No.	Drawing No.
	268 WEST STREET	SITE LOCATION MAP	170266802	APPENDIX C
	BLOCK No. 223, LOT No. 3; TENTATIVE LOT Nos. 1013 & 1015		Date 7/17/14	
	NEW YORK MANHATTAN NEW YORK		Scale NTS	Drawn By KS
			Submission Date	Checked By BG
			Sheet 1 of 1	

Appendix D– Brownfield Cleanup Program Process



Key
 BCA = Brownfield Cleanup Agreement
 CP = Citizen Participation
 EC = Engineering Control
 ENB = Environmental Notice Bulletin
 IC = Institutional Control
 RI = Remedial Investigation