

(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: 601 Washington Street
DEC Site #: C231091
Address: 601 Washington Street
New York, NY 10014

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 601 Washington Street site ("site") located at 601 Washington 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 the Brownfield Cleanup Program (BCP) applicant 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:

1. Site wide excavation of soil to a minimum depth of 15 feet;
2. Confirmation/documentation sampling on a minimum of 1 sample per 900 square feet to ensure that no source material remains (inclusive of soil contamination above the Groundwater Protection Soil Cleanup Objectives (SCOs) for those contaminants detected above 6 NYCRR Part 703.5 standards at the site);
3. Dewatering an estimated 10,000 gallons of water (with appropriate treatment) and over excavation to a depth of at least 17 feet at the southwestern portion of the site, coincident with MW-1, the most contaminated well;
4. In-Situ treatment of groundwater with a chemical oxidant or Biological Amendment, pending the results of an on-going pilot study;
5. Backfilling the excavation with clean fill meeting the lower of the Restricted Residential SCOs and the Groundwater Protection SCOs to a level approximately 12 feet below original ground surface;

6. Institutional and Engineering Controls (IC/ECs) via an Environmental Easement and Site Management Plan, requiring: the property may only be used for restricted residential, commercial or industrial uses; the prohibition of groundwater use without prior treatment and approval; prohibition of vegetable gardens; future buildings to be tested for the possibility of soil vapor intrusion, and mitigation must be performed if deemed appropriate; the development of an SMP, inclusive of an Excavation Plan, an Operations and Maintenance Plan for any active system, a monitoring plan to ensure that groundwater treatment is effective, and a requirement for periodic reporting to the NYSDEC.

Additional Details

The NYSDEC is also announcing that the Remedial Investigation report has been approved and is available in the document repository for public review.

This site was determined to present a significant threat, meaning that absent remediation, environmental and/or public health impacts could occur.

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 601 Washington Street site is located in an urban area in Manhattan. The site is bounded by Greenwich Street to the east, Leroy Street to the south, Washington Street to the west and multi-story residential buildings to the north.

Site Features: The site encompasses approximately 8,930 square feet and is entirely covered by a vacant one- to two-story building with a concrete slab.

Current Zoning and Land Use: The site is located in the Special Mixed Use District (MX) within Manhattan with zoning designation M1-5/R7X, which allows for residential, community facility,

commercial and manufacturing uses. The site was last occupied by the Gavin Brown Art Gallery, but is now vacant and slated for demolition.

Past Use of the Site: Historical use of the site includes a truck and auto repair shop; a brass foundry; a welding supply business; a truck garage, and; shipping and meat packing companies.

Site Geology and Hydrogeology: The subsurface strata at the site consists of historic urban fill typically comprising brown sand with trace gravel and brick fragments. The depth of fill is variable with a maximum recorded depth of 17 feet below ground surface (bgs) in the southern portion of the site. Underlying the fill material is a typically brown fine to coarse sand with occasional discontinuous thin layers of sandy silt. Depth to top of bedrock at a nearby site varied from about 73 to 79 feet bgs. The bedrock was identified as gray mica schist, and about three feet of light-gray decomposed rock overlaid the bedrock.

Groundwater occurs approximately 13 to 14 feet bgs. Localized groundwater appears to flow towards the southeast, though regional flow should be to the west, towards the Hudson River.

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=C231091>

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.

Hudson Park Library
Attn: Miranda Murray
66 Leroy Street
New York, NY 10014
phone: 212-243-6876

Who to Contact

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

Project Related Questions

Jonathan Greco
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9694
jonathan.greco@dec.ny.gov

Site-Related Health Questions

Bridget Boyd
New York State Department of Health
Empire State Plaza 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.

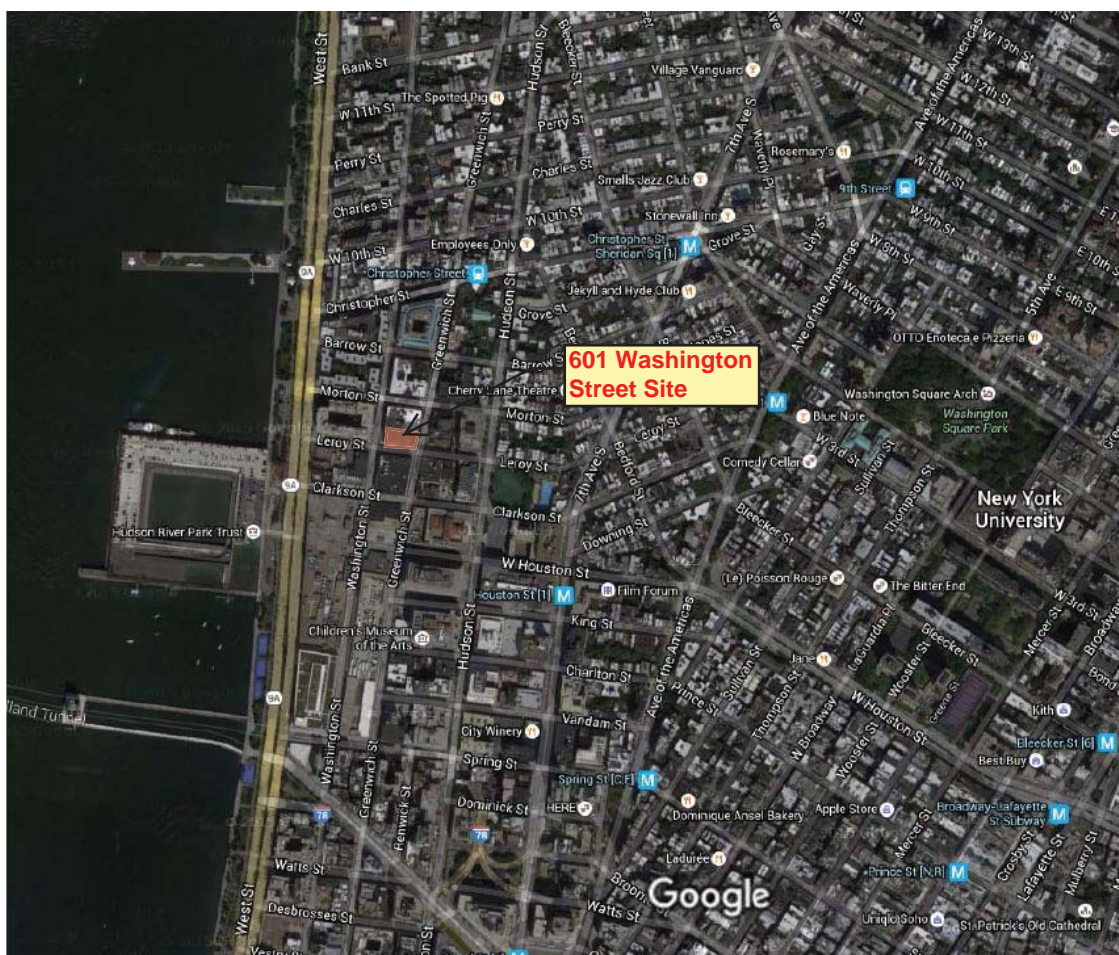


Figure 1

601 Washington St. Site Location