



Department of  
Environmental  
Conservation

**Where to Find Information:**

*Project documents are available at the following location(s) to help the public stay informed.*

**New York Public Library - Hudson Branch**

66 Leroy Street  
New York, NY 10014  
Call for hours: (212) 243-6876

**Queens Community Board 12**

90-28 161st Street  
Jamaica, NY 11432  
(718) 658-3308

**NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900

**Who to Contact:**

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

**Project Related Questions**

Mandy Yau, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4897  
[man-tsz.yau@dec.ny.gov](mailto:man-tsz.yau@dec.ny.gov)

**Public Health questions:**

Sara Bogardus  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[bee@health.state.ny.us](mailto:bee@health.state.ny.us)

For additional information on the New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

538-544 Hudson Street

538-544 Hudson Street  
New York, NY 10014

**SITE No. C231097**

**NYSDEC REGION 2**

**July 2017**

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 538-544 Hudson Street site (the "Site") located at 538-544 Hudson Street, Manhattan, New York County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **July 6** through **August 19, 2017**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Draft Remedial Action Work Plan:** The cleanup plan is described in a detailed "Remedial Action Work Plan" (RAWP). The proposed Track 4 Restricted Residential Use remedy consists of:

- Excavation and appropriate off-site disposal of soil exceeding restricted-residential use soil cleanup objectives;
- Removal of underground storage tanks (USTs) and any associated piping;
- "In-situ" (in-place) treatment to reduce contaminants in groundwater;
- Collection and analysis of documentation soil samples to evaluate the effectiveness of the remedy;
- Backfilling of excavated areas to development grade with imported clean material, virgin crushed stone, or recycled concrete aggregate;
- Installation and maintenance of a site cover system to prevent exposure to remaining contamination in soil;
- Evaluation of the potential for vapor intrusion in any occupied buildings on the site.
- Implementation of a Health and Safety Plan (HASp) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

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- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial elements; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 540 Hudson Street, LLC (the “applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the RAWP and is also available for review at the locations identified on Page 1.

**Site Description:** The Site is located at 538-544 Hudson Street in the West Village neighborhood of Manhattan, New York and is identified as Block 621, Lots 1 and 4 on the New York City Tax Map. It is situated on the northeast corner of the intersection of Hudson and Charles Street. Both lots comprise a combined area of about 8,020-square feet. Lot 1 (538 Hudson Street) was previously occupied by a gasoline station and now consists of a parking lot with a one-story garage building used for storage. Lot 4 (544 Hudson Street) was historically occupied by an auto repair facility and now consists of a mostly vacant three-story office building used for storage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231097) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The contaminants of concern at the Site include semi-volatile organic compounds (SVOCs) and metals associated with site-wide historic fill, elevated lead atypical of historic fill in certain hotspot areas, and petroleum-related SVOCs in the area of the USTs. Chlorinated solvents were identified in groundwater and soil vapor in Lot 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed

remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**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 may 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>

***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:

[www.dec.ny.gov/chemical/61092.html](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.

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Site Location Map

