



Department of  
Environmental  
Conservation

### **Where to Find Information**

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C231097/>  
and at these location(s):

#### **New York Public Library – Hudson Park Branch**

66 Leroy Street  
New York, NY 10014  
(212) 243-6876

#### **Manhattan Community Board 2**

3 Washington Square Village #1A  
New York, NY 10012  
(212) 979-2272

*\*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.*

### **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 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4897  
[mandy.yau@dec.ny.gov](mailto:mandy.yau@dec.ny.gov)

#### **Project-Related Health Questions**

Sara Bogardus  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 473-9800  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For more information about 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**

**June 2021**

## **Environmental Cleanup to Begin at Brownfield Site**

Action is about to begin that will address contamination related to the 538-544 Hudson Street Site ("site") located at 538-544 Hudson Street, New York, NY. Please see the map for the site location. The cleanup activities will be performed by 540 Hudson Street LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP, NYSDEC Decision Document, and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231097/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2021 and last about 5 months.

**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 key components of the remedy are:

- Excavation and off-site disposal of soil exceeding restricted-residential use soil cleanup objectives (SCOs) to a depth of approximately 12 to 14 feet below grade;
- 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 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.

A site-specific construction health and safety plan (CHASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The CHASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. 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 COC.

**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. The planned redevelopment at the site includes a mixed-use commercial residential building.

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:

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

**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 SCOs 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:

<https://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.***

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location

