



Brownfield Cleanup Program

Citizen Participation Plan for **Christopher and Weehawken Streets** **Site Number: C231098**

Kermit 79, L.L.C.
7-9-11 Weehawken Street, LLC
300 West 10th Street, LLC
173 Christopher Street
New York, NY 10014

October 2015

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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: **Kermit 79, L.L.C.; 7-9-11 Weehawken Street, LLC; and 300 West 10th Street, LLC (collectively the “Participant”)**

Site Name: **Christopher and Weehawken Street (“site”)**

Site Address: **173 Christopher Street**

Site County: **New York**

Site Number: **C231098**

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 the NYSDEC. The BCP requires investigation of the site and substantial cleanup to ensure protection of public health and the environment.

When the 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 the NYSDEC Involves the Public and Why It Is Important

The 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. The 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 interested 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 the NYSDEC's site investigation and cleanup process;
- Ensuring that the NYSDEC makes site investigation and cleanup decisions that benefit from input that reflects the interests and perspectives found within the affected community; and
- 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 the 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 Participant.

Project Contacts

Appendix A identifies the NYSDEC, the New York State Department of Health (NYSDOH) and the Participant representative 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 available on the NYSDEC website. If this occurs, the 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 that 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; and
- 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 C 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 the 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 and/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 CP activities.

Technical Assistance Grant

The 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 CP activities related to the site's cleanup program is provided below.

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
<p align="center"><u>Application Process (Complete):</u></p> <ul style="list-style-type: none"> • Prepare site contact list • Establish document repositories • Publish notice in Environmental Notice Bulletin (ENB) announcing receipt of application and 45- 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 	
<p align="center"><u>After Execution of Brownfield Site Cleanup Agreement:</u></p> <ul style="list-style-type: none"> • Prepare Citizen Participation (CP) Plan and Remedial Investigation Work Plan (RIWP) 	
<p align="center"><u>Before NYSDEC Approves Remedial Investigation Report (RIR):</u></p> <ul style="list-style-type: none"> • Mail fact sheet to site contact list that describes the remedial investigation (RI) results • Place approved RIR in the document repository 	
<p align="center"><u>Significant Threat Determination:</u></p> <ul style="list-style-type: none"> • Mail fact sheet to site contact list that discusses significant threat determination. Combine the notice with another fact sheet where appropriate 	

Citizen Participation Requirements (Activities)	Timing of CP Activity(ies)
<u>Before NYSDEC Approves Remedial Action Work Plan (RAWP):</u>	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list about proposed RAWP and announcing 45-day public comment period • Public meeting held by the NYSDEC about the proposed RAWP (if requested by the affected community or at the discretion of the NYSDEC project manager) • Conduct 45-day public comment period • Place approved RAWP in the document repository 	Before NYSDEC approves the RAWP, a 45-day public comment period begins/ends as per the dates identified in the fact sheet. A public meeting will be held during the comment period. Once the NYSDEC approves the RAWP, place the approved document in the document repository.
<u>Before Participant Starts Cleanup Action:</u>	
<ul style="list-style-type: none"> • Distribute fact sheet to site contact list that describes upcoming cleanup action 	Before the start of cleanup action.
<u>Before the NYSDEC Approves Final Engineering Report (FER):</u>	
<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 FER including any proposed institutional/engineering controls • Place the approved FER in the document repository 	Mail the fact sheet before the NYSDEC approves the FER. Once the NYSDEC approves the FER, place the approved document in the document repository.
<u>When the Certificate of Completion (COC) is Issued:</u>	
<ul style="list-style-type: none"> • Place Notice of COC in the document repository • Distribute fact sheet to site contact list 	Within 10 days of the COC being issued.

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 site's 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 RIWP, Remedial Action Work Plan (RAWP), Community Air Monitoring Program (CAMP), and site- specific Health and Safety Program (HASP) for the project to be approved by the NYSDEC prior to the respective phases of work.

The site is not located in a Potential Environmental Justice Area. Environmental justice is defined as the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with

respect to the development, implementation and enforcement of environmental laws, regulations and policies.

Environmental justice efforts focus on improving the environment in communities, specifically minority and low-income communities, and addressing disproportionate adverse environmental impacts that may exist in those communities.

Historical use of the property included a machine shop, an air conditioning repair shop, and a factory that contained a boiler room and fuel oil storage. In general, historical use of the site involved industrial activities. Contaminants of concern include Volatile Organic Compounds (VOCs), Semivolatile Organic Compounds (SVOCs), and metals. Contaminants are discussed in further detail in Section 4. The identified contaminants will be investigated in accordance with a NYSDEC-approved RIWP and remediated to support the redevelopment of the site for mixed residential and commercial uses in accordance with an NYSDEC-approved RAWP.

Site information is available through the Project Contacts mentioned in Section 2 and detailed in Appendix A. The BCP Application, which includes the previous investigations at the site, and future reports prepared for the NYSDEC will be available in the document repository discussed in Section 2 and detailed in Appendix A. The RIWP and RAWP will include schedules for the planned work to make CP Plans as consistent as possible with the NYSDEC Division of Environmental Remediation's (DER) CP Handbook for Remedial Programs (DER-23). 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 (see Appendix D).

4. Site Information

Site Description

The site is at 173 Christopher Street in the West Village neighborhood of Manhattan, New York and is identified as Block 636, Lot 34, on the New York City Tax Map. The about 4,200-square-foot site is bound by multiple-story mixed-use commercial and residential buildings to the north, east, and west and by Christopher Street to the south. The site is occupied by a vacant three-story mixed-use residential-commercial building. A site location map is included as Appendix E.

According to the New York City Planning Commission (NYCPC) Zoning Map 12a, dated March 20, 2013, the Subject Property is in a C1-6A commercial district. C1-6A districts are predominately residential in character and allow a maximum commercial floor area ratio (FAR) of 2.0, which is consistent with the proposed project. The proposed redevelopment would require demolishing the current building and constructing a multiple-story mixed-use retail and residential building.

Adjoining and surrounding properties included multiple-story residential and commercial buildings as early as 1895. Historical occupants of surrounding properties included garages with gasoline tanks (1950 to 1995), an automobile repair facility (1950 to 1996), and a sheet metal works facility (1950).

History of Site Use, Investigation, and Cleanup

Available records indicate that the site and surrounding areas were developed in an urban area near the Hudson River as early as circa 1895. The site formerly operated as a machine shop between 1921 and 1950 and factory with boiler room and fuel oil storage in 1967.

Before the site was entered into the NYSDEC BCP, it was the subject of a Preliminary Due Diligence Review and Limited Subsurface Investigation, which are summarized below:

Preliminary Due Diligence Review, performed in May 2015 by Langan

Langan performed a review of Sanborn Fire Insurance maps and New York City Department of Buildings (NYCDOB) Records to identify historical uses of the site. In addition, a search of the NYSDEC electronic Bulk Storage and Spills Incidents databases was performed. The following presents a summary of the findings of the preliminary due diligence review:

- Based on a review of the Sanborn Maps, historical use of the site included a machine shop from 1921 to 1950. The site was also occupied by residential apartments. Historical uses of surrounding properties include garages with gasoline tanks (1950 to 1995), an automobile repair facility (1950 to 1996), and a sheet metal works facility (1950).
- Certificates of Occupancy (CO) available on the NYCDOB online query system identified historical site uses as offices, storage, an air conditioning repair shop, and a factory with a boiler room. In addition, the CO documented a fuel oil permit associated with the site.
- Langan's review of NYSDEC's electronic Bulk Storage Database on May 7, 2015 did not identify petroleum bulk storage tanks at the site. A review of the NYSDEC's electronic Spills Database identified one open spill incident on an adjacent property at 11 Weehawken Street. NYSDEC Spill No. 9609079 (GLC Productions) was assigned on October 21, 1996 after "crude oil" was identified in soil. The amount of oil spilled is unknown.

Limited Subsurface Investigation Report

The Limited Subsurface Investigation was conducted to investigate potential impacts from historical use of the site. The Limited Subsurface Investigation was implemented in May 2015, and included advancement of six soil borings, installation of two soil vapor sample points, field screening and logging of soil, and collection of seven soil and two soil vapor samples for analysis.

Based on the site investigation, the following conclusions were made:

- The building slab is underlain by soft silt. Petroleum-like odors or staining were not apparent in any of the borings advanced.
- Soil sample results were compared to Title 6 of the New York Codes, Rules, and Regulations (6NYCRR) Unrestricted Use Soil Cleanup Objectives (SCO). Concentrations of VOCs, SVOCs, pesticides, and PCBs were below Unrestricted Use SCOs for all soil samples collected within the site. The following metals were detected at concentrations above Unrestricted Use SCOs, including:

- Arsenic (14.2 milligrams per kilogram [mg/kg]);
 - Barium (436 mg/kg);
 - Copper (498 mg/kg);
 - Lead (580 mg/kg to 5,340 mg/kg);
 - Mercury (0.7 mg/kg to 2.52 mg/kg);
 - Selenium (4.97 mg/kg); and
 - Zinc (268 mg/kg).
- Total VOC concentrations of 57.64 microgram per cubic meter ($\mu\text{g}/\text{m}^3$) and 150.15 $\mu\text{g}/\text{m}^3$ were detected in soil vapor samples VP03 and VP04, respectively.

5. Investigation and Cleanup Process

Note: See Appendix C for a flowchart of the brownfield site remedial process.

Application

The Participant has applied for and been accepted into NYSDEC BCP as a Participant. A participant must fully investigate and characterize the nature and extent of contamination that has migrated or emanated from the site to off-site locations, and 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 Participant proposed that the site will be used for mixed residential and commercial purposes.

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

Investigation

The Participant has completed a partial site investigation before it entered into the BCP. For the partial investigation, NYSDEC will determine if the data are useable. The Participant will conduct an investigation of the site officially called a “remedial investigation”. This investigation will be performed with NYSDEC oversight. The Participant must develop a RIWP, which is 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 Participant 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 Participant and approved by NYSDEC. If the site does not pose a significant threat, the Participant 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 Participant 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 Participant.

or

2. The Participant may recommend in its investigation report that action needs to be taken to address site contamination. After NYSDEC approves the investigation report, the Participant may then develop a cleanup plan, officially called a RAWP. The RAWP will describe the Participant’s proposed remedy for addressing contamination related to the site and off-site contamination, if applicable.

When the Participant submits a proposed RAWP 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 NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

The Participant may then design and perform the cleanup action to address the site contamination. NYSDEC and NYSDOH oversee the activities. When the Participant 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 FER. NYSDEC then will issue a Certificate of Completion (COC) to the Participant. The COC states that cleanup goals have been achieved, and relieves the Participant from future liability for site-related contamination, subject to certain conditions. The Participant 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 Participant 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 brownfield site, such as a deed restriction that would prevent or restrict certain uses of the remediated site. An institutional control may be used when the remedial 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, such as a cap or vapor barrier.

Site management will be conducted by the Participant as required. The NYSDEC will provide appropriate oversight. Site management involves the institutional and engineering controls required for the brownfield site.

Examples include: operation of a water treatment plant, maintenance of a cap or cover and monitoring of groundwater quality. Site management continues until the 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): Larry Alden	Karen Mintzer, Esq.
NYS Department of Environmental Conservation	Project Manager
Division of Environmental Remediation	NYSDEC-Region 2
625 Broadway, 12 th Floor	Division of Environmental Conservation
Albany, New York 12233-7016	One Hunter's Point Plaza - 1st Floor
Tel: (518) 402-9767	47-40 21st Street
Email: larry.alden@dec.ny.gov	Long Island City, NY 11101
	Tel: (718) 482-4900
	Email: karen.mintzer@dec.ny.gov

New York State Department of Health (NYSDOH):

Harolyn Hood
Project Manager
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
Tel: (518) 402-7860
Email: harolyn.hood@health.ny.gov

Remedial Engineer and Participant's Representative:

Michael D. Burke, CHMM
Langan Engineering, Environmental, Surveying, and Landscape Architecture, DPC
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, NY 10001
Tel: (212) 479-5413
Email: mburke@langan.com

Locations of Reports and Information

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

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

Hours:

Mon and Wed 11 am-6pm; Tue and Thu 12 pm – 7 pm;
Fri and Sat 10 am – 5 pm

**NYSDEC – Division of Environmental Remediation -
Region 2 Office
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
Phone: (718) 482-4096
(call for appointment)**

Appendix B Site Contact List

Chief executive officer and official(s) principally involved with relevant zoning and planning matters

Chief Executive Officer

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

Local Government Officials

New York City Planning Commission

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

Borough of Manhattan, Borough President

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

Manhattan Community Board 2

Tobi Bergman, Chair
Bob Gormley, District Manager
Environmental Committee Chair
3 Washington Square Village, #1A
New York, New York 10012

Public Water Supplier which services the area in which the property is located

The responsibility for supplying water in New York City is shared between the NYC Department of Environmental Protection, the Municipal Water Finance Authority, and the New York City Water Board:

New York City Department of Environmental Protection

Emily Lloyd, Commissioner
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

Department of Environmental Protection
59-17 Junction Boulevard, 8th Floor
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

Chelsea Now
One Metrotech Center North
Brooklyn, NY 11201

West Side Spirit
20 West Avenue
Chester, NY 10918

NY 1 News
75 Ninth Avenue
New York, NY 10011

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

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

Request for Contact

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

Schools and Day Care Facilities

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:

Saint Luke's School
(approximately 0.13 miles southeast of the site)
487 Hudson Street
New York, NY 10014
Bart Baldwin
Head of School
(212) 924-5960

Village Community School
(approximately 0.15 miles southwest of the site)
272-278 West 10th Street
New York, NY 10014
Eve K. Kleger
Head of School
(212) 691-5146

P.S. 003 Charrette School
(approximately 0.17 miles east of the site)
490 Hudson Street
New York, NY 10014
Lisa Siegman, Principal
Principal
(212) 691-1183

Greenwich House, Inc./Greenwich House After
School
(approximately 0.23 miles southeast of the site)
27 Barrow Street
New York, NY 10014
Roy Leavitt, Executive Director

(212) 242-4140

Barrow Street Nursery School at The Greenwich
House Inc.
(approximately 0.23 miles southeast of the site)
27 Barrow Street
New York, NY 10014
Nancy Glauber
Senior Director
(212) 633-1203

High School M560 – City As School
(approximately 0.29 miles south of the site)
16 Clarkson Street
New York, NY 10014
Alan Cheng
Principal
(212) 337-6800

PS M721 – Manhattan Occupational Training Center Home Instruction – M501

(approximately 0.29 miles south of the site)
250 West Houston Street,
New York, NY 10014
Antoinette Bello
Principal
(212) 675-7926

Hudson Park Library Afterschool Program
(approximately 0.29 miles southeast)
66 Leroy Street
New York, NY 10017
Miranda Murray
Library Manager
(212) 243-6876

West Village Nursery School
(approximately 0.38 miles north of the site)
73 Horatio Street
New York, NY 10014
Tory Ruffolo
Director
(212) 243-5986

Downing Street Playgroup Co-op
(approximately 0.38 miles southeast of the site)
32 Carmine Street
New York, NY 10014
Nancy Makkeda
Head Teacher
(212) 924-255

Village Preschool Center
(approximately 0.48 miles northeast of the site)
134-136 West 10th Street
New York, NY 10014
Suzette Burdett
Director
(212) 645-1238

(approximately 0.29 miles south of the site)
250 West Houston Street,
New York, NY 10014
Ramona Pizarro
Principal
(646) 486-3557

Parks Afterschool at Tony Dapolito
(approximately 0.29 miles southeast)
1 Clarkson Street
New York, NY 10014
Sharon Williams
Center Manager
(212) 242-5228

Our Lady of Pompeii School
(approximately 0.38 miles southeast of the site)
240 Bleecker Street
New York, NY 10014
Sister Veronica Beato
(212) 242-4147

Academy of St Joseph
(approximately 0.43 miles east of the site)
111 Washington Place
New York, NY 10014
Angela Coombs
Head of School
(212) 243-5420

Residents, owners, and occupants of the site and properties adjacent to the site

The contact information for the current owner and operator of the proposed brownfield site is:

Current Site Owner
KERMIT 79 L.L.C.
544 Hudson Street

Current Site Operator
William Gottlieb Real Estate
544 Hudson Street

New York, NY 10014

Participant

300 West 10th Street, LLC

544 Hudson Street

New York, NY 10014

New York, NY 10014

Participant

7-9-11 Weehawken, LLC

544 Hudson Street

New York, NY 10014

Current owners and operators for adjacent properties are provided below.

Block	Lot	Owner	Occupants
636	1	388 West Street Realty Group L.P. 551 Madison Avenue, 10 th Floor New York, New York 10022	Vacant Commercial Space 388 West Street New York, NY 10014
	4	Eight Weehawken LLC 876 Broadway Apartment 6 New York, New York 10003	Waterfront Bicycle Shop 391 West Street New York, NY 10014 (212) 414-2453 Five Residential Units 391 West Street New York, NY 10014
	5	L. Bourgeois LLC 420 West 14 th Streets, S-7N New York, New York 10014	Vacant Commercial Space One Residential Unit 392 West Street New York, NY 10014
	7	395 West Street LLC 544 Hudson Street New York, New York 10014	Bongo 395 West Street New York, NY 10014 (212) 675-6555 Four Residential Units 395 West Street New York, NY 10014
	8	7-9-11 Weehawken, LLC 544 Hudson Street New York, NY 10014	Two Residential Units 7-11 Weehawken Street and 177 Christopher Street New York, NY 10014
	13	304 West 10 th Street Owners Corp. 875 Avenue of the Americas New York, New York 10001	14 Residential Units 1 Weehawken Street New York, NY 10014
	14	300 West 10th Street, LLC 544 Hudson Street New York, NY 10014	Ten Residential Units 300 W 10 th Street New York, NY 10014
	22	Christopher Street Owners Corp. 6 E 43 rd Street, 14 th Floor New York, New York 10017	214 Residential Units 165 Christopher Street New York, NY 10014

Block	Lot	Owner	Occupants
	33	KERMIT 79 L.L.C. 544 Hudson Street New York, NY 10014	Unoccupied
	37	John Benis 179 Christopher Street New York, New York 10014	Lending Trimming Co. 179 Christopher Street New York, NY 10014 (212) 242-7502 Essence of Vali 179 Christopher Street New York, NY 10014 (212) 242-0576 Three Residential Units 179 Christopher Street New York, NY 10014
	38	Louis Wintermeyer 305 West 55th Street New York, NY 10019	Darling Advertising Design 181 Christopher Street New York, NY 10014 (212) 242-2000 Two Residential Units 181 Christopher Street New York, NY 10014
	39	IRMO, LLC 544 Hudson Street New York, New York 10014	Heermance Farm Purveyors 183 Christopher Street New York, NY 10014 One Residential Unit 183 Christopher Street New York, NY 10014
	40	NYCHI Corp. 32 Court Street Brooklyn, New York 11201	Rockbar NYC 185 Christopher Street New York, NY 10014 (212) 675-1864 Two Residential Units 185 Christopher Street New York, NY 10014
	41	396 West Street LLC 544 Hudson Street New York, New York 10014	One Vacant Commercial Space Unknown Number of Residential Units 396 West Street and 305 W 10 th Street New York, NY 10014

Block	Lot	Owner	Occupants
	60	WVH Housing Development Fund Corporation 700 Washington Street New York, NY 10014	Beasty Feast Pet Food and Supply 668-680 Washington Street New York, NY 10014 (212) 620-7099 23 Residential Units 668-680 Washington Street New York, NY 10014
	70	150 Charles Street Holdings, LLC 80 State Street Albany, New York 12207	97 Residential Units (Under construction) 150 Charles Street New York, NY 10014
	7501	Riverwest Condominium Corporation Andrews Building Corp. 666 Broadway Fl. 12 New York, NY 10012	24 Residential Units 296 West 10 th Street New York, NY 10014
	7502	The 3-5 Weehawken Condominium c/o Louis J. Devito 23 Barrow Street New York, NY 10014	20 Residential Units 3 Weehawken Street New York, NY 10014
	3	Bailey-Holt House Housing Development Fund Corporation 275 Seventh Avenue, New York, NY 10001	Bailey House Supportive Care Residence 180 Christopher Street New York, NY 10014 (212) 337-3000 48 Residential Units 180 Christopher Street New York, NY 10014
604	6	178 Christopher Holdings, LLC c/o Amalgamated Bank, 275 Seventh Avenue, New York, NY 10001	Vacant Lot 178 Christopher Street New York, NY 10014
	7	Louis Wintermeyer 181 Christopher Street New York, NY 10014	2 Residential Units 176 Christopher Street New York, NY 10014
	14	WVH Holdings LLC 642 Hyde Park Blvd. Niagara Falls, New York 14301	32 Residential Units 634 Washington Street New York, NY 10014
	7501	Charles H. Greenthal 4 Park Avenue, 3 rd Floor New York, New York 10016	95 Residential Units 130 Barrow Street New York, NY 10014

Community, Civic, Religious and other Environmental Institutions:

St. Veronica's Rectory Attn: Pastor
657 Washington Street
New York, NY 10014

Church of St. Luke's in the Field
Attn: Pastor
487 Hudson Street
New York, NY 10014

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

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

Christopher Street Merchants Association
Attn: Steve Gould
95 Christopher Street
New York, NY 10014

Christopher Street Merchants Association
Attn: Elaine Goldman
179 Christopher Street
New York, NY 10014

Christopher Street Preservation Alliance
Attn: Ben Green
125 Christopher Street
New York, NY 10014

Far West 10th Street Block Association
Attn: Kathy Christel
600 Washington Street, #2B
New York, NY 10014

Federation to Preserve the Greenwich Village Waterfront & Great Port
125 Christopher Street
New York, NY 10014

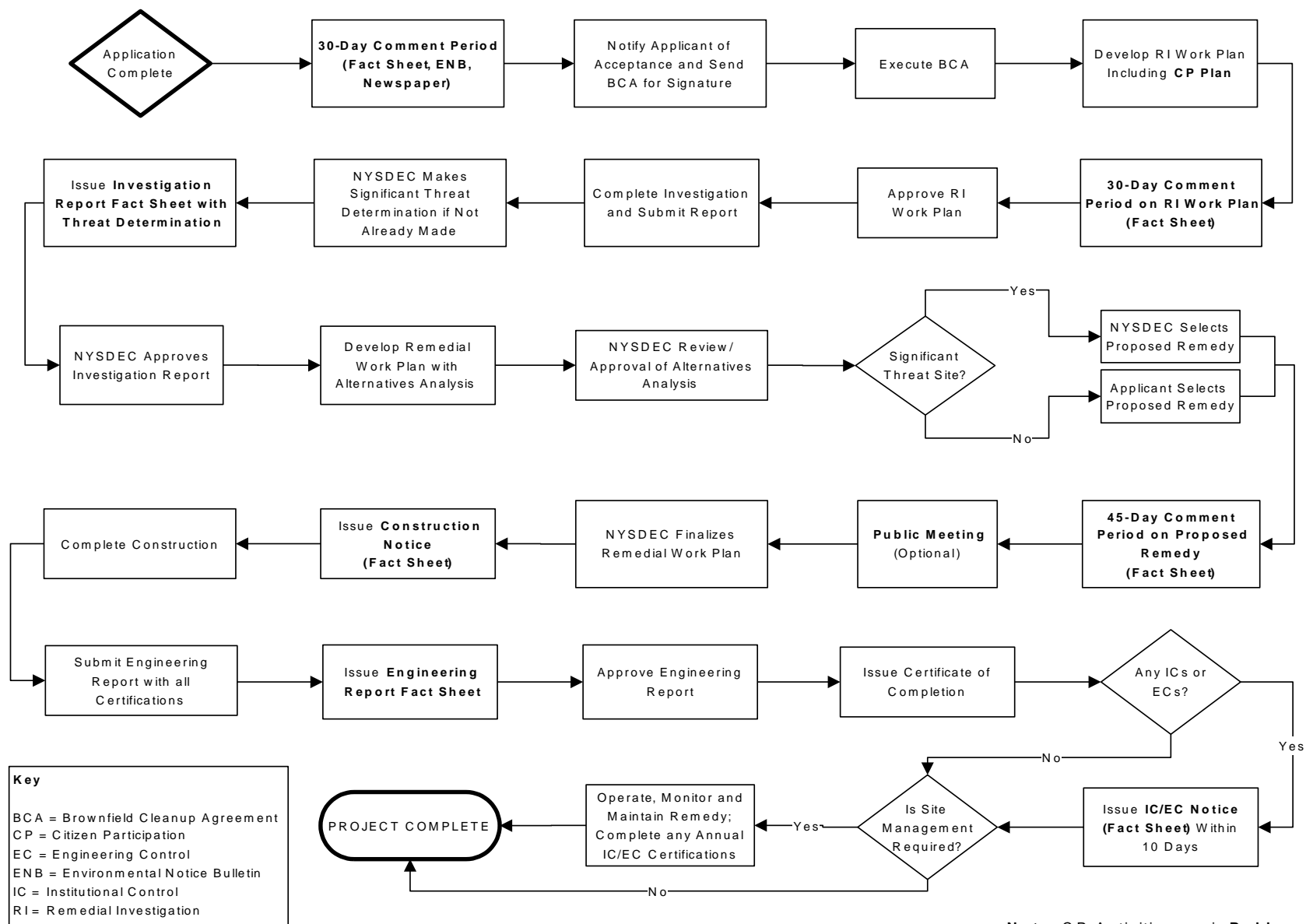
Greenwich Mews Tenants Association

Attn: Ellen Petersen-Lewis
622 Greenwich, #3D
New York, NY 10014

West Village Tenants Association
Attn: Katy Bordanaro
119 Morton Street, #GA
New York, NY 10014

Appendix C - Brownfield Cleanup Program Process

Appendix C – Brownfield Cleanup Program Process



Appendix D - Scoping Sheet for Major Issues of Public Concern



Remedial Programs

Scoping Sheet for Major Issues of Public Concern (see instructions)

Remedial Party:	Kermit 79, L.L.C.; 7-9-11 Weehawken Street, LLC; and 300 West 10 th Street, LLC
Site Name:	Christopher and Weehawken Streets
Site Number:	C231098
Site County:	New York County

Note: For Parts 1. - 3., the individuals, groups, organizations, businesses and units of government identified should be added to the site contact list as appropriate.

Part 1. List major issues of public concern and information the community wants. Identify individuals, groups, organizations, businesses and/or units of government related to the issue(s) and/or information. **Use this information as an aid to prepare or update the Major Issues of Public Concern section of the site Citizen Participation Plan.**

Remediation of soil and groundwater may impact air quality while work is performed. The NYSDEC and NYSDOH are overseeing the project to ensure the air and odor issues are monitored and mitigated during implementation of the work plan.

How were these issues and/or information identified?

Previous investigation reports identified contaminated soil.

Part 2. List important information needed **from** the community, if applicable. Identify groups, organizations, businesses and/or units of government related to the needed information.

No additional information is required from the community at this time.

How were these information needs identified?

Not Applicable

Part 3. List major issues and information that need to be communicated **to** the community. Identify groups, organizations, businesses and/or units of government related to the issues(s) and/or information.

Information will be communicated to the public as outlined in the Citizen's Participation Plan. The NYSDEC and NYSDOH contacts will be provided. A repository will exist for the public to review documentation.

How were these issues and/or information identified?

Issue identification is the same as Part 1 response. Information communication was established by the NYSDEC and NYSDOH as part of the NYS Brownfield Cleanup Program remediation.

Part 4. Identify the following characteristics of the affected/interested community. This knowledge will help to identify and understand issues and information important to the community, and ways to effectively develop and implement the site citizen participation plan (mark all that apply):

a. Land use/zoning around site:

☒

Residential

☐

Agricultural

☐

Recreational

☒

Commercial

☐

Industrial

b. Residential type around site:

☒

Urban

☐

Suburban

☐

Rural

- c. Population density around site: ☒ High ☐ Medium ☐ Low
- d. Community economic status: ☐ High ☒ Medium ☐ Low
- e. Water supply of nearby residences: ☒ Public ☐ Private Wells ☐ Mixed
- f. Other environmental issues significantly impacting affected community? (Yes/No) ☐ No

Explain if "Yes"

-

- g. Special considerations: ☐ Language ☐ Age ☐ Transportation ☐ Other

Explain marked categories in g.:

-

Part 5. The site contact list must include, at a minimum, the individuals, groups and organizations identified in the instructions for **Part 5**. Are other individuals, groups and organizations affected by, or interested in, the site, or its remedial program? (Mark and identify all that apply, then adjust the site contact list as appropriate.)

- ☒ Non-Adjacent Residents/Property Owners: Please see contact list
- ☒ Local Officials: Please see contact list
- ☒ Media: Please see contact list
- ☒ Business/Commercial Interests: Please see contact list
- ☒ Labor Group(s)/Employees: Please see contact list
- ☒ Indian Nation: Please see contact list
- ☒ Citizens/Community Group(s): Please see contact list
- ☒ Environmental Justice Group(s): Please see contact list
- ☒ Environmental Group(s): Please see contact list
- ☒ Civic Group(s): Please see contact list
- ☒ Recreational Group(s): Please see contact list
- ☒ Other(s): Please see contact list

Date Completed:

September 25, 2015

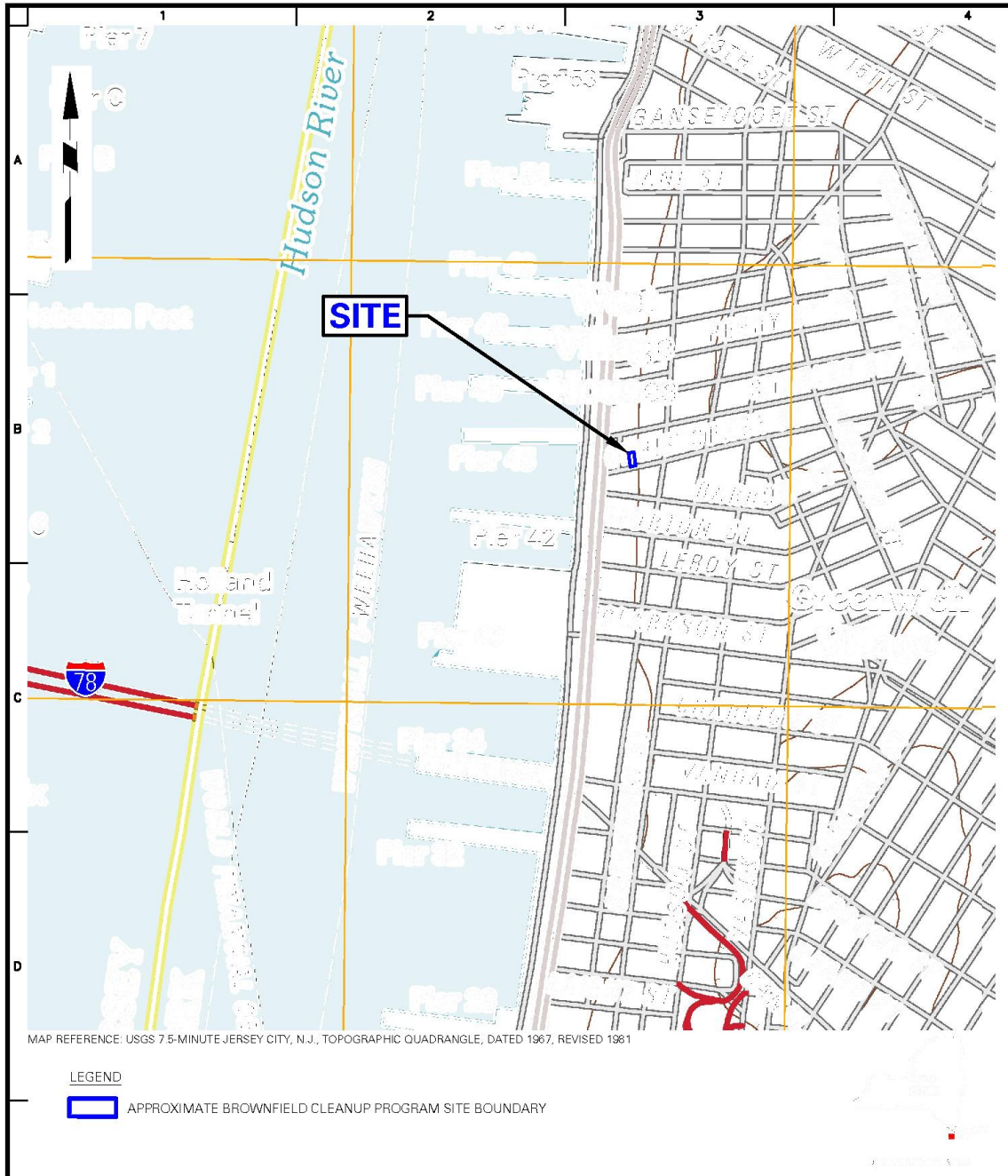
Prepared By:

Langan

Reviewed By:

Thomas V. Panzone, NYSDEC

Appendix E – Site Location Maps



LANGAN

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

**Christopher and
Weehawken Streets**

BLOCK No. 636, LOT No. 34

NEW YORK

NEW YORK

Figure Title

**SITE LOCATION
MAP**

Project No.
170363501

Date
10/2/2015

Scale
NTS

Drawn By
AT

Checked By
JA

Submission Date
OCTOBER 2015

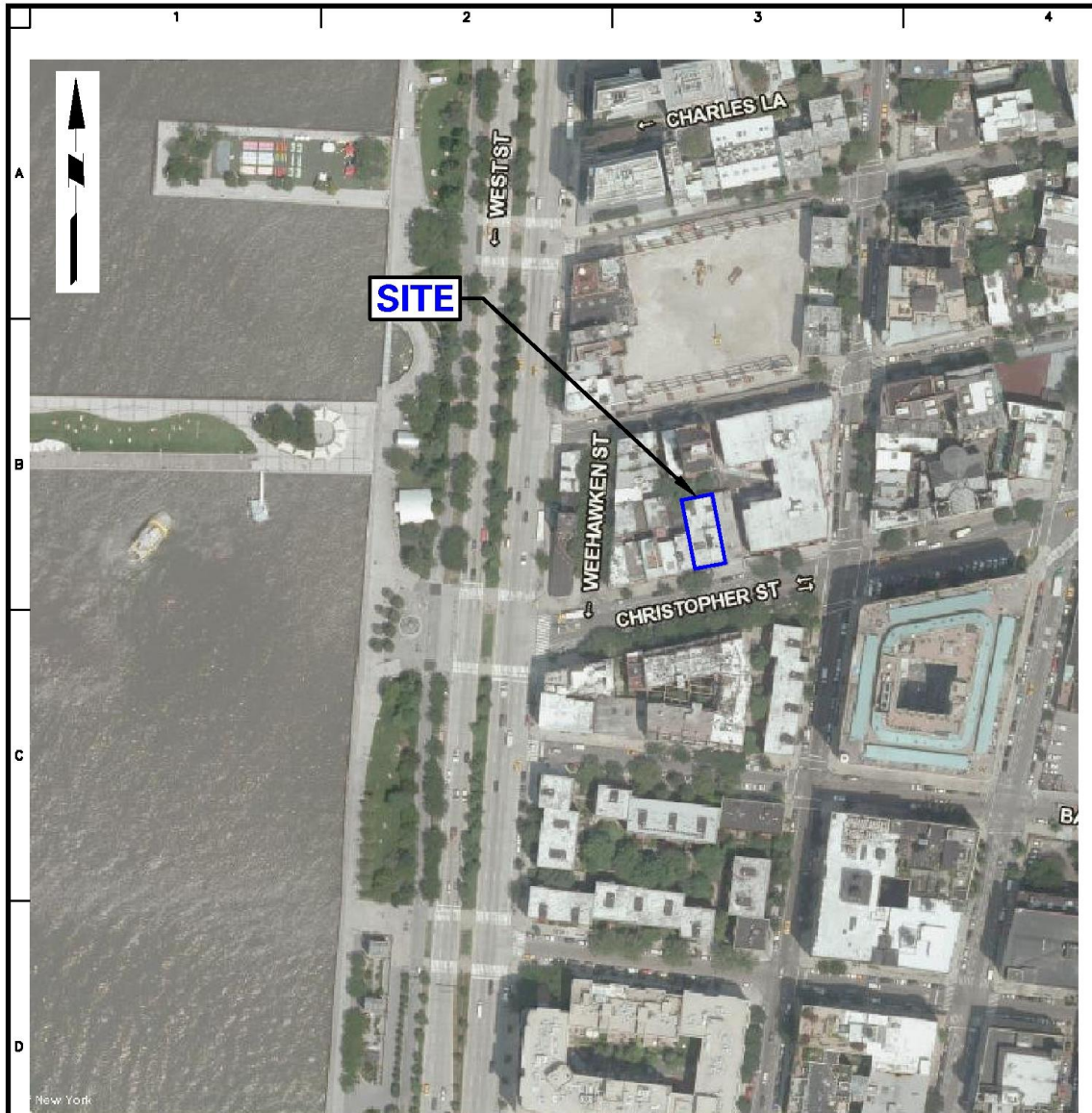
Figure No.

1

Sheet 1 of 5

Filename: \\langan.com\data\NY\data\170363501\Cadd Data - 170363501\SheetFiles\Environmental\RI\WP\Figure 1 - Site Location Map.dwg Date: 10/5/2015 Time: 18:49 User: atashji Style Table: Langan.atb Layout: SLM

© 2013 Langan



MAP REFERENCE: NYC GEOGRAPHIC INFORMATION SYSTEM - <http://maps.nyc.gov/doitt/nycitymap/>

LEGEND

APPROXIMATE BROWNFIELD CLEANUP PROGRAM SITE BOUNDARY

LANGAN

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 C1, Inc.
Langan International LLC
Collectively known as Langan

Project

**173 CHRISTOPHER
STREET**

BLOCK No. 636, LOT No. 34

NEW YORK

NEW YORK

Figure Title

**SITE LOCATION
MAP
(AERIAL)**

Project No.

170363501

Date

10/21/2015

Scale

1"=200'

Drawn By

AT

Checked By

JA

Submission Date

OCTOBER 2015

Figure No.

2

Sheet 1 of 2

