

(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.



Department of
Environmental
Conservation

Where to Find Information:

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

New York Public Library
Chatham Square Branch
33 East Broadway
New York, NY 10002

Manhattan Community Board 1
1 Centre Street
Room 2202 North
New York, NY 10007-7970
(212) 669-7970

Project documents also are available on the NYSDEC website at:
<https://www.dec.ny.gov/chemical/37550.html>

Who to Contact:

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

Project-Related Questions
Rafi Alam, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 402-8606
Rafi.Alam@dec.ny.gov

Project-Related Health Questions
Sarita Wagh
NYSDOH - Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

250 Water Street
250 Water Street
New York, NY 10038

September 2019

SITE No. C231127
NYSDEC REGION 2

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 250 Water Street site ("site") located at 250 Water Street in Manhattan. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will define the nature and extent of contamination in soil, groundwater, soil vapor, and any other parts of the environment that may be affected. The investigation will be performed by 250 Seaport District, LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **September 30 through October 30, 2019**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Highlights of the Proposed Remedial Investigation (RI):

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), metals (including lead and mercury), and polychlorinated biphenyls (PCBs) in soil and/or groundwater on site.

Key components of the investigation work plan, including measures to protect the public from exposure during investigation activities, include:

- Baseline community air monitoring for VOCs, particulates and mercury vapor to obtain data that will help ensure the protection of public health after the investigation begins;
- Implementation of a Community Air Monitoring Plan (CAMP) to ensure that the public living and working near the site, as well as employees or visitors to the site, are protected from exposure to site contaminants;
- Implementation of a site-specific Health and Safety Plan (HASP) that includes a description of the health and safety procedures to be followed during the site investigation;

- A geophysical survey to identify potential subsurface utilities and structures;
- Installation and sampling of soil vapor monitoring points across the site and along the site perimeter;
- Analysis of soil vapor samples for VOCs and mercury;
- Installation and sampling of at least 35 soil borings across the site, and at targeted off-site locations, to identify possible on-site and off-site sources of contamination;
- Installation and sampling 8 groundwater wells to monitor possible impacts from areas of potential contamination;
- Analysis of soil and groundwater samples for VOCs, SVOC, metals, PCBs, pesticides, 1,4-dioxane and per- and polyfluoroalkylated substances (PFAS);
- Site-Specific Quality Assurance/Quality Control protocol; and
- Completion of a Data Usability Summary Report (DUSR) which presents the results of data validation.

Implementation of the work plan is anticipated to begin this year and, out of an abundance of caution due to two schools in the vicinity of the site, the NYSDEC and NYSDOH are requiring that all intrusive work be performed during non-school hours. NYSDEC and NYSDOH will closely monitor activities at the site to ensure residents, visitors, students and faculty are not exposed to potential contamination at the site during the investigation.

The complete draft RI work plan can be found in the document repositories listed above under “Where to Find Information.”

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, an RI report will be prepared and submitted to the NYSDEC that summarizes the results and includes an on-site and off-site qualitative human health exposure assessment. NYSDEC and the NYSDOH will review the report, request any necessary revisions, and, if appropriate, approve the report. Prior to approval, a fact sheet describing the RI results will be made available to the public via the NYSDEC’s county email listserv. The RI report will be available on the NYSDEC’s website and at the document repositories listed.

After the investigation, a cleanup plan, called a “Remedial Action Work Plan” will be developed. The cleanup plan

will include an evaluation of the proposed site cleanup actions or recommend a “no action” or “no further action” alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

Site Description:

Location: The 47,880-square-foot (1.1-acre) brownfield site is located at 250 Water Street in the Financial District of New York and is identified as Manhattan Tax Block 98, Lot 1.

Site Features: The site is in an urban area that is generally covered with roads, walkways, and buildings. The site is currently an open-air commercial parking lot.

Current Zoning and Land Use: The brownfield site is located in a C6-2A commercial district. The adjoining parcels and surrounding area are used for commercial, residential, and institutional purposes.

Historical Site Use: Historical operations at the proposed brownfield site include a factory, an oil company, a printer, a metal works, a chemicals and glue company, a chemical company, a trucking company, a thermometer company workshop and factory at multiple locations, a garage with two 550-gallon underground storage tanks (UST), a machine shop, and a gasoline service station.

Site Geology and Hydrogeology: According to a November 2015 Phase II Environmental Site Investigation Report, the subsurface strata beneath the proposed brownfield site consists of fill material generally characterized by loose, grey, and brown, fine to medium sand with varying proportions of silt, gravel, brick, concrete, wood, and ash, extending to depths of about 6 to 14.5 feet below grade surface (bgs).

According to the Phase II ESI, groundwater was encountered at depths ranging from about 7 to 14 feet bgs. Groundwater is inferred to flow to the southeast towards the East River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the Site ID, C231127) at:

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

Brownfield Cleanup Program: New York’s Brownfield Cleanup Program (BCP) encourages the voluntary cleanup

BROWNFIELD CLEANUP PROGRAM

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 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:
<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 at:

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.

250 Water Street BCP Site #C231127

Site Location Map

