

(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](http://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:**

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C231127/>  
and at these location(s):

**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

*(\*Repositories are 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**  
Rafi Alam, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-8606  
[Rafi.Alam@dec.ny.gov](mailto: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](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

250 Water Street  
250 Water Street  
New York, NY 10038

**SITE No. C231127**  
**NYSDEC REGION 2**

**May 2020**

## Revised Remedial Investigation Work Plan for Brownfield Site Approved Virtual Public Meeting Scheduled for June 8, 2020

The New York State Departments of Environmental Conservation (DEC) and Health (DOH) continue to oversee the investigation and cleanup of the 250 Water Street Brownfield Cleanup Program site to ensure a comprehensive and careful cleanup that is protective of public health and the environment while keeping the community informed of our progress and actions. DEC, in consultation with DOH, has finalized and approved the revised remedial investigation work plan (RIWP) to investigate the site located at 250 Water Street in Manhattan. Please see the map for the site location. Documents related to the cleanup can be found at the locations identified to the left under "Where to Find Information."

**Final Investigation Work Plan:** The final investigation work plan, called a Remedial Investigation Work Plan or RIWP, was revised to address the numerous public comments submitted during an extended public comment period from September 23, 2019, to January 16, 2020. DEC and DOH also worked with consultants representing community groups to address questions and concerns before revising the work plan. 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's contractors, Langan Engineers, with DEC and DOH oversight.

**Virtual Public Meeting Scheduled to Present the Revised RIWP:** To prevent the community spread of COVID-19 and provide an opportunity for the community to hear how their concerns were addressed, DEC and DOH will conduct a virtual public meeting, assisted by Langan Engineers, on Monday, June 8, 2020, at 6 p.m. To participate in the virtual public meeting, please log on to: <https://langan.webex.com/langan/j.php?MTID=me4338b240ba3d1f381bf66b31c77b9c6> and enter the code 475-247-163 (meeting password: 2020), or listen in by phone by calling 1-844-740-1264 and entering the code 475-247-163.

**Highlights of the Revised Remedial Investigation (RI):** Key components of the revised investigation work plan, including measures to protect the public from potential exposure to contaminants during investigation activities, include (revisions are **bolded**):

- Baseline community air monitoring for volatile organic compounds (VOCs), particulates, and mercury vapor to obtain data that will help ensure the protection of public health after the investigation begins. **One or more baseline events are planned;**

# BROWNFIELD CLEANUP PROGRAM

- Implementation of an expanded Community Air Monitoring Plan (CAMP) to ensure that the public living and working near the site, as well as employees or visitors, are protected from potential exposure to site contaminants. **The CAMP will include six (increased from four) air monitoring stations operating continuously around the perimeter of the site, plus a mobile unit immediately downwind of the work zone. In addition, to further address community concerns, the mercury vapor action level was lowered to 1 microgram per cubic meter ( $\mu\text{g}/\text{m}^3$ ) above background (was 3  $\mu\text{g}/\text{m}^3$ ), and when the work zone is within 20 feet of the site boundary, the work zone action levels will become the CAMP action levels;**
- 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. The survey will cover the entire site and include multiple instruments. **A report will be prepared to inform subsequent tasks;**
- Installation and sampling of **14 (increased from 12)** 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. **A centralized soil sampling work station was added. Each soil boring would be backfilled and patched with a non-porous surface cap and that Mercon-X would be staged on-site and be available during intrusive work to decontaminate equipment if liquid mercury is encountered;**
- Installation and sampling of eight groundwater wells to monitor possible impacts from areas of potential contamination;
- **A new section was added to the RIWP directing work to be completed in phases, with the results from each phase reviewed and used to inform subsequent phases and determine if changes to the scope of the RIWP are necessary to achieve the objectives of the RIWP;**
- **Additional off-site investigations (including soil, groundwater and soil vapor) may be necessary**

to support the qualitative human health exposure assessment;

- **A test pit contingency task was added;**
- **A major emissions response plan (MERP) will be implemented if CAMP action level exceedances (for either VOCs or mercury vapor) or any non-routine event causes work to stop for more than one hour. A contact list and notification requirements are included in the plan.**
- **Field reports, including CAMP findings, will be posted daily on a website available to the public;**
- Analysis of soil and groundwater samples for VOCs, Semivolatile Organic Compounds (SVOC), metals, polychlorinated biphenyls (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 the site location, DEC and DOH are requiring that all intrusive work be performed during non-school hours. DEC and DOH will closely monitor activities at the site to ensure residents, visitors, students, staff, faculty and the surrounding community are not exposed to potential contamination at the site during the investigation.

The complete Final RIWP can be found in the document repositories listed above under “Where to Find Information.”

**Next Steps:** When non-essential construction and investigations resume per NYForward, the New York State phased reopening plan, the activities detailed in the work plan will be implemented and performed according to the guidance issued to prevent the spread of infectious disease. The community will be notified in advance of the start of investigations.

When the investigation is completed, a remedial investigation (RI) report will be prepared and submitted to DEC that summarizes the results and includes an on-site and off-site qualitative human health exposure assessment. DEC and DOH 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 DEC’s email listserv.

# BROWNFIELD CLEANUP PROGRAM

The RI report will be available on DEC'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. DEC will present the proposed cleanup plan to the public for a 45-day comment period.

DEC 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 Manhattan.

**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 site is located in a C6-2A commercial district. The adjoining parcels and surrounding area are used for commercial, residential, and institutional purposes.

**Past Use of the Site:** 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 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 DEC's Environmental Site Remediation Database (by entering the Site ID, C231127) at:

<http://www.dec.ny.gov/cfm/external/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 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. DEC invites you to sign up with one or more contaminated sites county email listservs at:

[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.



# BROWNFIELD CLEANUP PROGRAM

## 250 Water Street BCP Site #C231127

### Site Location Map

