

(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

FACT SHEET

Brownfield Cleanup Program

250 Water Street
250 Water Street
New York, NY 10038

June 2021

SITE No. C231127
NYSDEC REGION 2

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 maybe 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 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
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7817
beci@health.ny.gov

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

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 (DEC), in consultation with the New York State Department of Health (DOH), to address contamination related to the 250 Water Street Brownfield Cleanup Program (BCP) site located at 250 Water Street in Manhattan. Please see the map for the site location.

Based on the findings of the investigation, DEC in consultation with the New York State Department of Health (DOH) has determined that the BCP site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the lack of potential for off-site migration of contaminants in the groundwater; and the documented lack of potential for human exposure to site-related contaminants via soil vapors.

In addition to soliciting public input on the proposed BCP site remedy, DEC will be investigating the remaining off-site footprint of the former thermometer factory to identify if any potential contamination exists to the north of the site, beneath Pearl Street, that would need to be addressed (ref. Site No. 231127). The layout of Pearl Street has changed since the former thermometer factory operated in the area and based on the investigation at 250 Water Street, DEC will take action to determine if any contamination extends beyond the BCP site's border.

How to Comment: DEC is accepting written comments about the BCP site's proposed cleanup plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **June 25 through August 11, 2021**.

- Access the RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C231127/>
- Documents also are available at the locations identified at left under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of approximately 21,700 cubic yards of historic fill and contaminated soil across the site that exceeds Restricted Residential Use Soil Cleanup Objectives (RRSCOs);
- Excavation and off-site disposal of an area of mercury-impacted soil located in the former thermometer factory footprint to depths ranging from 4 to 16 feet below grade surface (bgs);
- Removal and off-site disposal of any petroleum storage tanks, fill ports, and vents, and any associated grossly contaminated soil, if encountered;
- Installation and operation of a dewatering system, including treatment as required;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Perform a post-construction soil vapor intrusion evaluation, including a provision for implementing actions recommended to address exposures related to soil vapor intrusion within the new building(s);
- Preparation of a Final Engineering Report (FER) to document the implemented remedial actions;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure long-term use of the site is protective of public health and the environment.

The proposed remedy was developed by 250 Seaport District, LLC 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 is also available for review at the locations identified on Page 1.

Next Steps: DEC will consider public comments, revise the BCP cleanup plan as necessary, and issue a final Decision Document. DOH must concur with the proposed remedy. If approved, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by DEC and DOH.

DEC will keep the public informed throughout the investigation and cleanup of both the on-site BCP activities conducted by the applicant and the off-site investigation conducted by DEC.

Site Description: The 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. The site is in an urban area generally covered with roads, walkways, and buildings.

Past operations at this site include a factory, oil company, printer, metal works, chemical and glue company, trucking company, thermometer company workshop, factory and ancillary buildings, garage with two 550-gallon underground storage tanks (USTs), machine shop, and a gasoline service station. The site is currently an open-air commercial parking lot. The proposed development which is not the subject of this proposed remedy includes construction of a mixed-use commercial and residential building with one cellar level encompassing the entire site footprint.

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:

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

BROWNFIELD CLEANUP PROGRAM

Summary of the Investigation:

The primary contaminants of concern at the site are mercury; petroleum-related volatile organic compounds (VOCs) such as 1,2,4-trimethylbenzene and? or “;” ethylbenzene which is? present in soil and groundwater primarily in the area of the underground storage tank (USTs); semi-volatile organic compounds (SVOCs) such as benzo(a)anthracene, benzo(a)pyrene and chrysene; other metals such as lead and barium which are present site-wide in soil; and petroleum related VOCs and chlorinated volatile organic compounds (CVOCs) that have been identified in soil vapor.

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:

<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

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

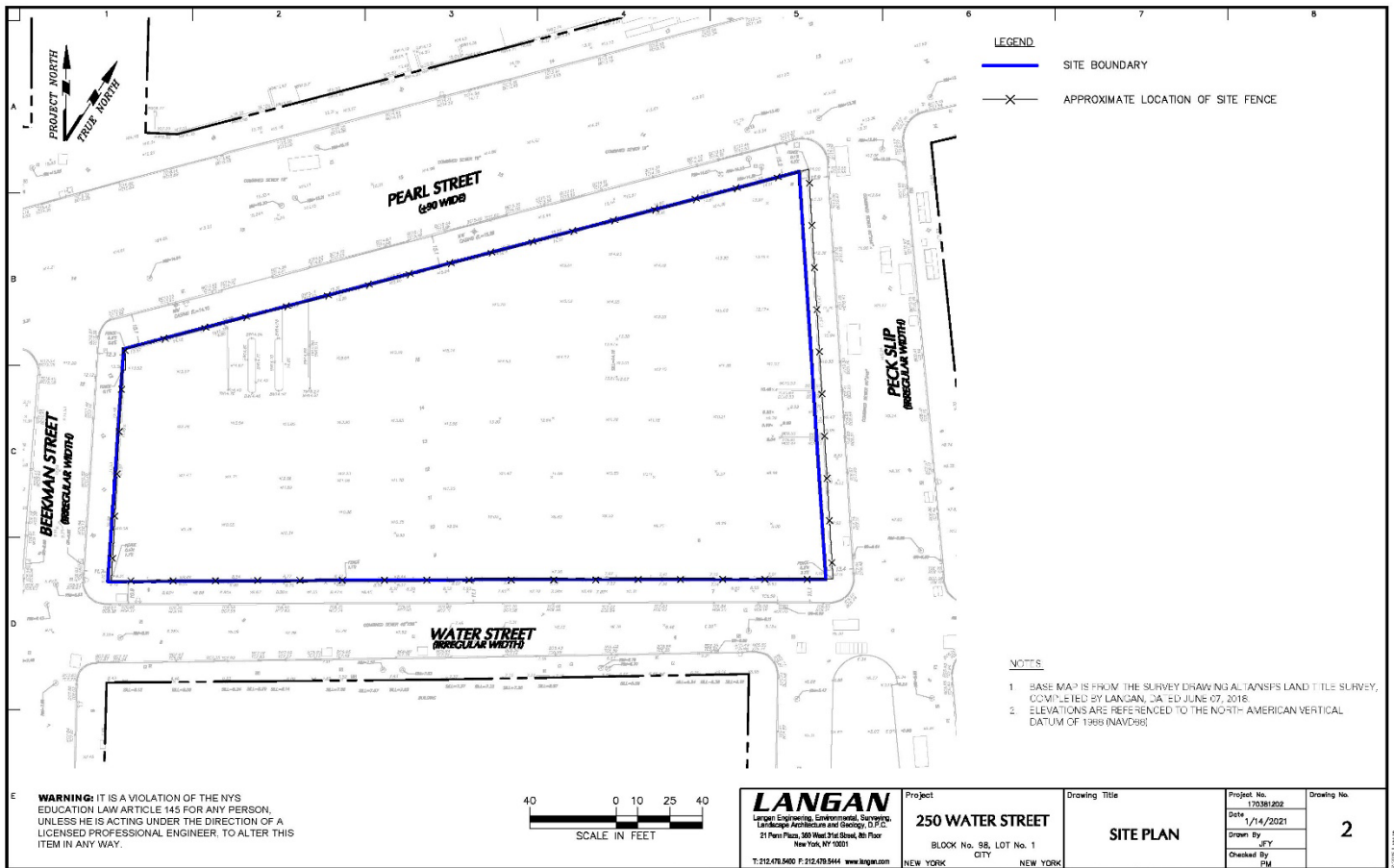
DECinfo Locator

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

250 Water Street BCP Site #C231127

Site Location Map



BROWNFIELD CLEANUP PROGRAM

250 Water Street BCP Site #C231127

Site Remedy

