



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 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
bee@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

November 2021

SITE No. C231127
NYSDEC REGION 2

Cleanup Plan Selected

The New York State Department of Environmental Conservation (NYSDEC) has issued the Decision Document for the 250 Water Street Brownfield Cleanup Program site ("site") located at 250 Water Street in Manhattan. Please see the map for the site location.

The Decision Document presents the cleanup selected to address contamination related to the site and why the remedy was chosen. The Decision Document also includes a Responsiveness Summary that addresses public comments received during the Remedial Action Work Plan (RAWP) public comment period. NYSDEC approved the cleanup plan after determining the RAWP is fully protective of human health and the environment.

On Sept. 21, 2021, NYSDEC held a public availability meeting presenting the proposed Remedial Action Plan for the site. In preparing the final Decision Document, NYSDEC considered comments received at the meeting, as well as those received throughout the public comment period, which was extended at community request.

For more information:

- 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."

Summary of the chosen remedy described in the Decision Document and Remedial Action Work Plan:

- 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);
- Remedial Design Investigation to determine the means and methods to complete the required remediation (e.g., waste characterization sampling)
- Implementation of a comprehensive Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities to prevent exposure to contamination;
- 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;
- Removal and off-site disposal of any petroleum storage tanks, fill ports, etc., and any associated grossly contaminated soil, if encountered;

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- Installation and operation of a dewatering system, including water treatment, as required;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Collection and analysis of end-point confirmation soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Performance of a post-construction soil vapor intrusion evaluation, including a provision for implementing actions recommended to address any potential exposures related to soil vapor intrusion within new buildings;
- Preparation of a Final Engineering Report to document the implemented cleanup actions;
- Implementation of a Site Management Plan for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper long-term use of the site.

Next Steps: Initial remedial activities will include preparation of a Remedial Design Investigation (RDI) Work Plan. Implementation of the RDI is anticipated to begin in January 2022 under stringent DEC oversight. The physical cleanup is not anticipated to begin until spring/summer 2022.

Unrelated to the cleanup details outlined above, but similar to other NYSDEC BCP sites where steps towards the redevelopment of a property take place along a parallel timeline as the brownfield cleanup, the applicant plans to conduct a geotechnical investigation beginning in late November. The geotechnical investigation will include 13 borings to depths between 50 and 100 feet below grade surface. The geotechnical work is being performed as part of the development plan and is not as part of the cleanup. However, NYSDEC is requiring all ground intrusive activities to comply with the site's Community Air Monitoring Plan and Health and Safety Plan to ensure the protection of public health from potential exposure to contaminants. The geotechnical field program is expected to last approximately two weeks.

After the applicant completes the cleanup activities, they will prepare and submit a Final Engineering Report to NYSDEC. The report 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 are achieved or will be achieved for the site, the agency will

approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would then be able to redevelop the site in conjunction with receiving the Certificate of Completion.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify institutional controls (for example, deed restrictions such as the anticipated environmental easement) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The 1.1-acre brownfield site is located at 250 Water Street in 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 NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231127) 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 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>

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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>

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250 Water Street BCP Site #C231127

Site Remedy

