

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

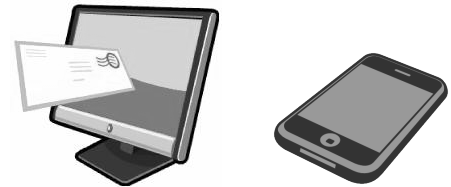
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

SITE No. C231127
NYSDEC REGION 2

January 2024

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

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 12237
(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
beei@health.ny.gov

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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 250 Water Street site ("site") located at 250 Water Street in Manhattan have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 250 Seaport District, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231127/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 39,500 tons of contaminated soil across the site that exceeds applicable cleanup standards;
- Removal and off-site disposal of ten underground storage tanks;
- Installation and operation of a dewatering system, approximately 12,900,000 gallons of petroleum-impacted groundwater was extracted and treated through on-site treatment systems;
- Importation of 12,308 tons of clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Endpoint Sampling - Confirmation soil sampling was completed after the conclusion of site excavation which confirmed achievement of the SCOs;
- Installation of temporary groundwater monitoring wells, and collection of four groundwater samples in accordance with the Remedial Design for Groundwater Monitoring to evaluate the performance of the groundwater remedy;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional Controls (ICs); (2) monitoring; and (3) reporting.

BROWNFIELD CLEANUP PROGRAM

- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action 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.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 cleanup action included removal of fill and soil exceeding restricted residential SCOs. Material excavated from the site

included RCRA hazardous material; contaminated, non-hazardous material; and petroleum-impacted, non-hazardous material.

The proposed redevelopment of this site, which is not the subject of this remedy, includes construction of a mixed-use commercial and residential building which includes affordable housing.

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/dereexternal/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>

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

Site Location



Legend
 Approximate Site Boundary

2,000 0 2,000
 SCALE IN FEET

Notes:
 1. World aerial imagery basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online.

£ D M G & N
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 Landscape Architecture and Geology, D.P.C.
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 New York, NY 10001-2727
 T: 212.479.5400 F: 212.473.5444
 www.langan.com

Project
250 WATER STREET
 BLOCK NO. 98, LOT NO. 1
 NEW YORK NEW YORK

Figure Title
SUBJECT PROPERTY LOCATION MAP

Project No.
 170381202
Date
 1/8/2024
Scale
 1" = 2,000 feet
Drawn By
 PDT

Figure
1



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Contact: <Rafi Alam, 518-402-8606, rafi.alam@dec.ny.gov>