

(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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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.

Kasser Scrap Metal & Rector Cleaners Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C231153

111-121 Washington Street

New York, New York County

December 2025

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 Kasser Scrap Metal and Rector Cleaners site ("site") located at 111-121 Washington Street, New York, New York County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Carlisle New York Apartments, 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 the approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C231153/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been completed to achieve the cleanup action objectives:

- Excavation of the upper two feet of soil which exceeds the established Soil Cleanup Objectives , approximately 995 cubic yards of material;
- Removal of a Underground Storage Tank (UST) and piping in the southern portion of the site in accordance with local, state, and federal regulations;
- Excavation of petroleum-impacted soil associated with the UST and spill no. 2107485 to 13 feet below ground surface (bgs), which consisted of approximately 280 cubic yards of material;
- In-Situ ("In-place") Stabilization (ISS) - ISS in a localized area in the southern portion of the site to reduce mobility of residual petroleum-related contamination;
- In-situ groundwater treatment in the southern portion of the site to address residual petroleum-related contamination in groundwater;
- Vapor Barrier - A vapor barrier was also installed as a construction element of the new building;
- Site Cover System - The existing cover system (consisting of the site building and the surrounding asphalt pavement) was restored after excavation activities, and will be maintained;
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting; and
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been 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

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

- Cover System
- Groundwater Monitoring Well Network

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 site is located at 111-121 Washington Street (a.k.a. 8 Carlisle Street) and is identified as Block 53, Lot 12 on the NYC Tax map. The site is 11,255 square feet (0.258 acres) of paved vacant land with overgrown vegetation. From 1894 through 1950, the site had several one to 5-story structures with various commercial and residential tenants. By 1977, the structures had been demolished and the site developed with a 6-story car garage. By 2010, the garage was demolished, and the site was utilized for the storage of metal containers, miscellaneous materials, and equipment. In 2012, the site was occupied by the Port Authority of New York and New Jersey as a World Trade Center maintenance support yard. The yard contained stacked container boxes, office trailers, and was used to store various mechanical equipment as well as construction waste. The site was vacant from 2013 until remediation and development began in 2023.

The remedy is a Track 4 Restricted Residential use cleanup. The proposed redevelopment includes the construction of a mixed-use residential and commercial building with affordable housing units and ground floor commercial space. The building footprint will take up most of the site with the remainder of the development comprised of sidewalk entranceways and a rear yard.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231153) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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 SCOs 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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Stay Informed with DEC Delivers

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.

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C231153/>

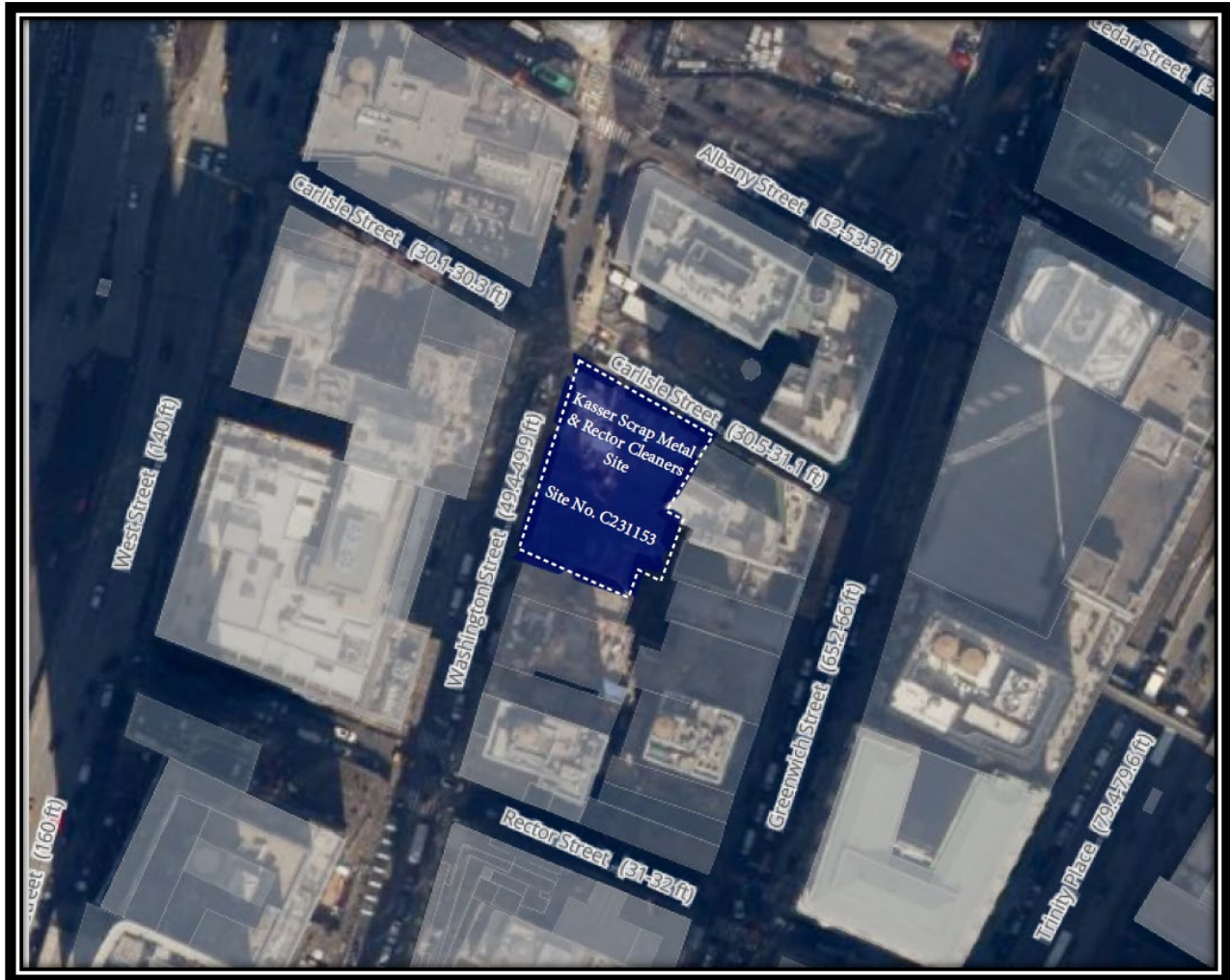
New Amsterdam Public Library

9 Murray Street,
New York, NY 10007
Phone: (212) 732-8186

Manhattan Community Board 1

1 Centre Street, Room 2202 North
New York, NY 10007
Phone: (212)-602-6300
man01@cb.nyc.gov

Site Location





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