

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

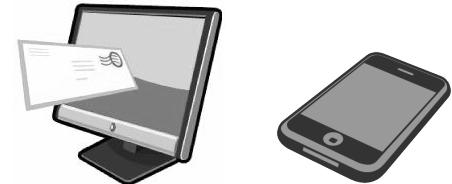
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the 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 (BCP). Please see the map for the site location.

Cleanup activities were performed by Carlisle New York Apartments, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the approved RWP 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."

Highlights of the Site Cleanup

The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 995 cubic yards of non-hazardous material which included the upper two feet of soil which exceeds established Soil Cleanup Objectives (SCOs) and about 280 cubic yards of grossly contaminated soil and contaminated historic fill material exceeding the protection of groundwater soil cleanup objectives (PGSCOs), the site-specific cleanup criteria. Clean fill was and will be brought in to replace the excavated soil and to establish the design grades at the site.
- Removal of Underground Storage Tank (UST) and piping in the southern portion of the site in accordance with local, state, and federal regulations.
- In-Situ ("in-place") Groundwater Treatment – PetroFix™ is a technology used to treat residual petroleum related volatile organic compounds (VOCs) in the groundwater. The chemical oxidant consists of water, micro-scale activated carbon and an anaerobic electron acceptor blend (sodium nitrate/ammonium sulfate as white powder) which was injected into groundwater in the southern portion of the site.
- In-Situ Stabilization (ISS) - ISS in a localized area in the southern portion of the site to reduce mobility of residual petroleum-related contamination.
- Vapor Barrier - A vapor barrier was also installed as a construction element of the new building.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- 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

and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

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

Next Steps

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

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 use with generic SCOs remedy. 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

Benjamin Caligiuri
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Empire State Plaza
Corning Tower, Room 1787,
Albany, NY 12237
p: (518) 402-7868
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/>

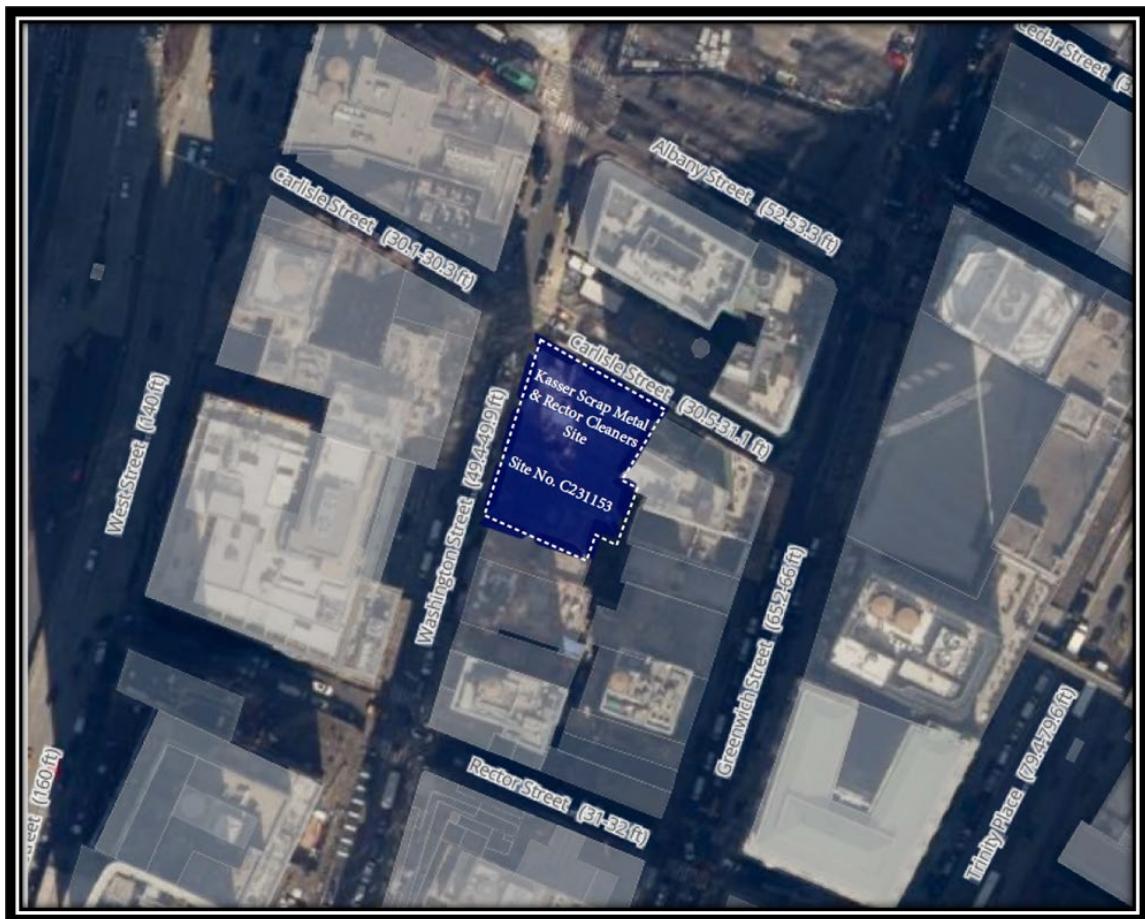
New Amsterdam Public Library

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





Translation Available. Don't see your language? Ask!

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Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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אידיש Yiddish	צָו פָּאָרְלָאָנְגָּעָן צָו הָאָבָּן דִּי דָּאָקּוּמָנָּט אַיְבָּרְגָּעָזָעָצָט אַיְנָ אַיְיָרָ שָׁפָּרָאָךְ, בִּיטָּע פָּאָרְבִּינְדָּט זִיךְ מִיטְ דִּי מַעַנְטָשְׁ אַנְגָּעְוִיָּן אָוָנְטָן. מַעַן דָּאָרָף נִישְׁטְ צָאָלָן פָּאָרָן אַיְבָּרְטִיְּתְשָׁן
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে নীচে উল্লিখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجاناً ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest opłacalne.
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اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔