



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

250 Water Street
250 Water Street
New York, NY 10038

June 2019

SITE No. C231127
NYSDEC REGION 2

Where to Find Information:

Project documents are available at these location(s) to help the public stay informed.

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

Project documents also are available on the NYSDEC website at:

<https://www.dec.ny.gov/chemical/37550.html>

Who to Contact:

Comments and questions are always 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
Scarlett McLaughlin
NYSDOH - Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

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

Application to Enter the NYS Brownfield Cleanup Program Accepted

A Brownfield Cleanup Program (BCP) application for the 250 Water Street site was submitted to the New York State Department of Environmental Conservation (NYSDEC) by 250 Seaport District, LLC on November 15, 2018. The application was deemed complete on December 21, 2018 and it was then noticed for a 30-day public comment period.

The public comment period for the application by the 250 Seaport District, LLC began on January 2, 2019 and concluded on March 6, 2019 after one 30-day extension. The NYSDEC received over 250 emails and letters from parents of children (and some children) attending either the adjacent Peck Slip public elementary school or the private Blue School, residents in the immediate neighborhood, local organizations, school officials, real-estate firms and elected officials commenting on the BCP application and asking questions about the proposed project.

After careful consideration of all comments received, a responsiveness summary to those comments has been prepared by the NYSDEC in consultation with the New York State Department of Health (NYSDOH).

Documents related to the cleanup of this site, including the responsiveness summary, can be found at the location(s) identified to the left under "Where to Find Information."

On June 24th, 2019 the NYSDEC accepted the application and forwarded the applicant a Brownfield Cleanup Agreement (BCA) to sign. It is returnable to the NYSDEC within sixty days.

Next Steps: Once the BCA is fully executed, 250 Seaport District, LLC will be required to submit within 20 days a Draft Community Participation Plan (CPP) to the NYSDEC for review and approval. They will also be required to submit within 30 days of the effective date of the agreement a Draft Remedial Investigation Work Plan (RIWP) for review and comment. A fact sheet will be prepared and distributed to the site contact list. The fact sheet will describe the proposed RI activities and announce the start of a 30-day public comment period. At the end of the 30-day comment period, the comments will be evaluated and any final revisions to the RIWP will be made prior to approval.

After the work plan is approved, the activities detailed in the work plan will be implemented.

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When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report. Prior to approval a fact sheet describing the RI results will be distributed.

After the investigation, a cleanup plan, called a "Remedial Action Work Plan" or "cleanup plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description:

Location: The 47,880-square-foot (1.1-acre) brownfield site is located at 250 Water Street in the Financial District neighborhood of New York, NY, and is identified as Manhattan Tax Block 98, Lot 1. The site is bound by Pearl Street followed by a multiple-story residential building with first floor parking garage to the north, Peck Slip followed by Peck Slip School P.S. 343 to the east, Water Street followed by Blue School Elementary School and multiple-story residential and commercial buildings to the south, and Beekman Street followed by multiple-story residential and commercial building to the west. The site is at about elevation 10 feet (North American Vertical Datum of 1988 [NAVD88]) and the surrounding area general slopes down toward the East River, which is located about 500 feet southeast of the site.

Site Features: The site is located in an urban area that is generally covered with roads, walkways and buildings. The site is currently an open-air commercial parking lot. The parking lot has a 400-vehicle capacity and is improved with a parking attendant kiosk and temporary storage shed near the center of the lot. The perimeter of the site is fenced with one automated barrier gate along Pearl Street.

Current Zoning and Land Use: The brownfield site is located in a C6-2A commercial district. The C6-2A district is mapped within the Special Lower Manhattan Special Purpose District. The adjoining parcels and surrounding area are used for commercial, residential and institutional purposes.

Historical Site Use: Historical operations at the proposed brownfield site include a factory, an oil company, a printer, a

metal works, a chemicals and glue company, a chemical company, a trucking company, a thermometer company factory at multiple locations, a garage with two 550-gallon underground storage tanks (UST), a machine shop, and a gasoline service station.

Site Geology and Hydrogeology: According to Langan's November 2015 Phase II Environmental Site Investigation Report, the subsurface strata beneath the proposed brownfield site consists of fill material generally characterized by loose, grey and brown, fine to medium sand with varying proportions of silt, gravel, brick, concrete, wood and ash, extending to depths of about 6 to 14.5 feet below grade surface (bgs). The fill material is underlain by native soil generally consisting of sands with varying amounts of gravel and silt. According to the United States Geological Survey (USGS) Bedrock and Engineering Geologic Maps of New York County and Parts of Kings and Queens Counties, New York, and parts of Bergen and Hudson Counties, New Jersey, dated 1994, bedrock underlying the property is Manhattan Schist, which is described as a grey sillimanite-muscovite-tourmaline schist.

According to the November 2015 Phase II ESI, groundwater was encountered at depths ranging from about 7 to 14 feet bgs. Groundwater is inferred to flow to the southeast towards the East River.

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:

<http://www.dec.ny.gov/cfm/external/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 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:

<http://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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/ announcements for all contaminated sites in the county(ies) you select.

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

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250 Water Street BCP Site #C231127

Site Location Map

