



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

250 Water Street
250 Water Street
New York, NY 10038

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 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
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

April 2022

SITE No. C231127
NYSDEC REGION 2

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 250 Water Street site ("site") located at 250 Water Street in Manhattan. Please see the map for the site location. The cleanup activities will be performed by 250 Seaport District, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other 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."

Remedial activities are expected to begin in April 2022 and last about 10 months. The removal of the mercury impacted hotspot will be completed during summer session when schools are closed. The removal of the mercury impacted hotspot will be completed during summer session when schools are closed.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- 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);
- 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 (bgs);
- Removal and off-site disposal of any petroleum storage tanks, fill ports, and vents, and any associated grossly contaminated soil, if encountered;
- Installation and operation of a dewatering system, including treatment as required;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Perform a post-construction soil vapor intrusion evaluation, including a provision for implementing actions recommended to address exposures related to soil vapor intrusion within the new building(s);

BROWNFIELD CLEANUP PROGRAM

- A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures

Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER 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 have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, Environmental Easements) or engineering controls (for example, a site cover) 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 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 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/cfmx/extapps/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 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

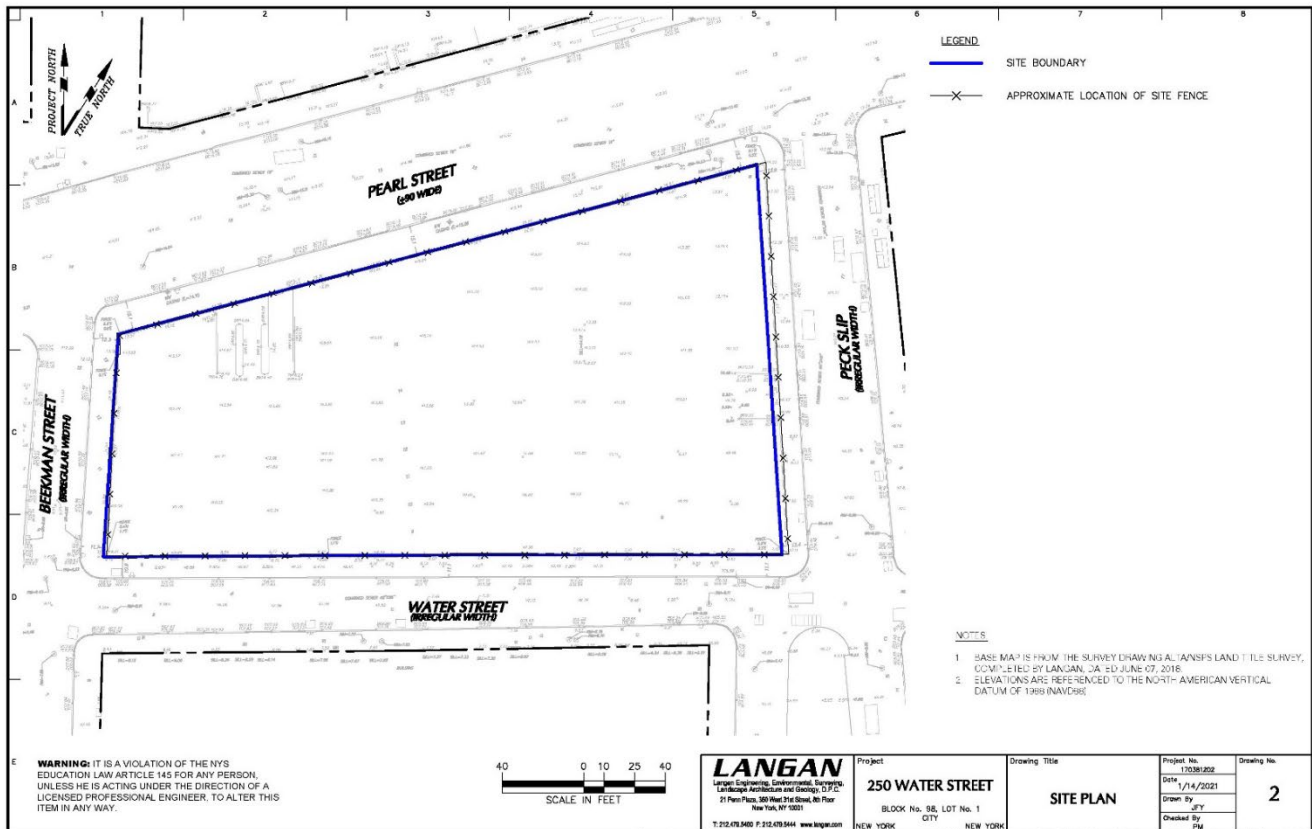
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

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Site Location





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

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