



FACT SHEET Brownfield Cleanup Program

Receive Site Fact Sheets by Email. See "For More Information" to Learn How.

Site Name: Keller Hotel Site
DEC Site #: C231092
Address: 144-150 Barrow Street
New York, NY 10014

Have questions? See "Who to Contact" Below

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Keller Hotel Site ("site") located at 144-150 Barrow Street, New York, New York County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from March 2, 2016 through March 31, 2016. The proposed plan is available for review at the location identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

Based on previous environmental reports, two buried gasoline underground storage tanks (USTs) are assumed to be under the garage located in the western portion of the site on Lot 30 (144 Barrow Street) and may still remain. A ground penetrating radar and/or a metal detector will be employed on Lot 30 to identify remnant buried tank structures and associated piping. If encountered the USTs will be removed in accordance with NYSDEC Soil Cleanup Guidance and other applicable NYSDEC UST closure requirements. All tanks removed from the site will be cleaned and properly disposed of off-site.

Petroleum impacted soil will be excavated to the extent practical for off-site disposal. The excavation will be temporarily backfilled with recycled concrete aggregate (RCA) to restore the site until the final remedy and redevelopment are conducted.

Summary of the Investigation

The site was originally part of the Hudson River and the original shoreline was about at the eastern extent of the site. The area was filled in with material of unknown origin in the 1800s to bring the site and surrounding area to development grade. Semi-volatile organic compounds (SVOCs) and metals attributed to historic fill were detected at concentrations above NYSDEC Part 375 Unrestricted Use (UU) Soil Cleanup Objectives (SCOs) to depths of up to 13 feet below grade. The detected concentrations are considered typical of historic fill material in New York City. SVOCs were detected in groundwater above water quality standards and are likely attributable to a combination of potential historic petroleum release(s) and being in contact with the historic fill present below the site.

Petroleum-like impacts, including odors and staining were apparent in several borings located in the eastern portion of the site. The petroleum-impacted soil appeared to straddle the groundwater table and occurred at depths ranging from about 5 to 16 feet below grade.

Petroleum-like odors were apparent in groundwater at monitoring wells near the eastern portion of the site. Groundwater in the petroleum-impacted area had dissolved petroleum-related volatile organic compound (VOC) concentrations that exceed their respective water quality standards. Petroleum-related VOCs were also detected in groundwater throughout the site at decreasing concentrations to the west and down-gradient of the presumed source. The highest concentrations of petroleum-related VOCs were detected under the Barrow Street sidewalk in front of the garage on Lot 30.

Several VOCs, including petroleum-related compounds and tetrachloroethene (PCE), were detected in soil vapor. A site source of PCE and carbon tetrachloride was not identified.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

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

Background

Location: The site is located at 144-150 Barrow Street (Block 604, Lots 1 and 30) in the Greenwich Village section of Manhattan, New York County. The area of the site is approximately 0.17 acres.

Site Features: A vacant one-story, slab-on-grade garage structure, previously used as an auto repair facility, occupies all of Lot 30, located on the eastern part of the site. The circa 1920 six-story Keller hotel occupies all of Lot 1 at the corner with the West Side Highway (NYS Route 9A).

Current Zoning and Land Use: The site is zoned as C1-6A commercial use. The intended use is for commercial and residential use.

Past Use of the Site:

The site was originally part of the Hudson River, which was filled in with material of unknown origin in the 1800s to bring the site and surrounding area to development grade. Early use of both lots that make up the site included a coal yard in the late 1800s and early 1900s. Lot 30 had been used as an auto repair facility from the 1930s to the late 1990s.

Site Geology and Hydrogeology:

The site is underlain by historic fill material predominately comprised of coarse to fine sand with varying amounts of silt, gravel, concrete, brick, coal, and shell fragments. The fill layer extends to 12 to 16 feet below sidewalk grade and is underlain by a layer of fine to coarse sand.

Based on groundwater levels collected from monitoring wells located at and near the site, the water table ranged from seven to 10 feet below grade under normal conditions, with a calculated flow toward the northeast, in contrast to the presumed westerly flow toward the Hudson River.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/EXTAPPS/DEREXTERNAL/HAZ/DETAILS.CFM?PAGEID=3&PROGNO=C231092>

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed.

New York Public Library
Hudson Park Branch
66 Leroy Street
New York, NY 10014
212-243-6876
Attn: Miranda Murray

Manhattan Community Board 2
3 Washington Square Village, #1A
New York, NY 10012
212-979-2272
cb2manhattan@nyc.rr.com
<http://www.nyc.gov/html/mancb2/html/home/home.shtml>

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Michael MacCabe
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Site-Related Health Questions

Dawn Hettrick
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.ny.gov

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 available at the following web page: <http://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.



W-10th-St

Weehawken-St

Keller Hotel

approximate
Keller Hotel
site boundary

9A

Hudson River Greenway

West-St

Morton-St

Greenwich-St

Barrow-St

Hudson-St

Washington-St

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Imagery Date: 9/6/2015 40°43'55.29" N 74°00'35.14" W elev 8 ft eye alt 1933 ft