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

FACT SHEET #1
BROWNFIELD CLEANUP PROGRAM

April 2012

West & Watts Development
281 West St. & 456 Washington
St., New York, NY 10013

Site No. C231076
NYSDEC Region 2

Public Announcement
Draft Remedial Investigation Work Plan (RIWP)
Available for Public Review
Comment period runs from April 30 through May 29, 2012

This Fact Sheet is being provided to you pursuant to the New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's (NYSDEC) Brownfield Cleanup Program (BCP). You have been sent this Fact Sheet because you own or live on property near West & Watts Development located at 281 West Street and 456 Washington Street, New York (Site). The Site Location Map is located on the next page. The Site owner, Bridge Land West, LLC (the Volunteer), has submitted a Draft Remedial Investigation Work Plan (RIWP) that proposes actions to investigate soil, soil vapor and groundwater contamination at the Site. NYSDEC previously accepted an application submitted by the Volunteer to participate in the BCP. The RIWP and other project documents are available for your review at the document repositories identified on the left hand side of this page. NYSDEC is accepting written public comments on the RIWP through May 29, 2012.

Site Description: The approximate 25,800-square foot site is occupied by an asphalt-paved parking lot and one- and two-story buildings. The buildings have been used for storage of building materials and restaurant equipment, or vacant office and living space for approximately five years. The Site has frontage on West Street, Watts Street, and Washington Street and is identified as Block 595, Lots 1 and 22. An eight-story residential building and an eight-story mixed use residential and commercial building constitutes the northern Site boundary. According to historic reports, a warehouse was built on Lot 22 that was used for storing steel between 1905 and 1925 and a railroad freight station from 1928 to 2005. Lot 1 was developed into a building with use labeled as Tower Stores Inc. in 1922 and was a gasoline filling station from 1950 through 1968. Subsequent to the filling station, Lot 1 has been used as a parking lot. The Site is located in a mixed-use area consisting of a variety of residential and commercial, buildings. The Site Location Map is located on the next page.

Summary of Previous Investigations: A Phase I Environmental Site Assessment was conducted in July 2011, which identified several recognized environmental conditions (RECs) at the Site, including the Site's historic use as a gasoline filling station; black staining on the pavement around a hydraulic oil supply line; evidence of petroleum bulk storage; historic urban fill material; and "E" zoning designations. A Phase II Environmental Site Investigation and a Supplemental Subsurface Investigation were completed in October and December 2011 to evaluate if the above-listed RECs impacted soil and groundwater at the Site. The investigations included a geophysical survey, installation of soil borings and groundwater monitoring wells, and soil and groundwater sampling. The investigations found petroleum-impacted soil and groundwater at the Site, likely related to historic use of the Site as a gasoline filling station. A spill was reported to NYSDEC. Also, fill material at the Site was identified to contain high concentrations of semi-volatile organic compounds (SVOCs) and metals, including potentially hazardous levels of lead and mercury.

Highlights of the RIWP: The Remedial Investigation (RI) has several goals: 1) to define the nature and extent of contamination in soil, groundwater and any other impacted media; 2) to identify the source(s) of the contamination; 3) to assess the impact of the contamination on public health and/or the environment; and 4) to provide information to support the development of a Remedial Action Work Plan to address the contamination.

(Continued on next page)

BROWNFIELD CLEANUP PROGRAM

Based on the previous data collected for the Site, the following RI tasks will be performed:

- Delineate petroleum impacts, including potential off-site migration;
- Delineate metals and SVOC impacts;
- Delineate potentially hazardous concentrations of lead and mercury; and
- Further characterize the soil quality at the Site.

The Volunteer will complete the full investigation of the Site, and will propose a final remedy.

Next Steps: NYSDEC will consider public comments, revise the RIWP as necessary, and approve the work plan. The New York State Department of Health (NYSDOH) must concur with the proposed plan. After approval, the Volunteer will then implement the activities in accordance with the approved RIWP. All of the activities conducted during the investigation and all of the results obtained will be documented in a draft Remedial Investigation Report (RIR). This report will be the basis for determining what actions will be needed to address any contamination at the Site. If remedial actions are required, the Volunteer will prepare a Remedial Action Work Plan (RAWP) that describes the proposed remedy. The RIR and RAWP will be made available for public comment. The Volunteer must then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. NYSDEC will keep the public informed during the cleanup of the Site.

Brownfield Cleanup Program (BCP) Overview: New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP features a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement (BCA) with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The primary goal of the BCP is to remediate sites to a level that is protective of public health and the environment consistent with their proposed uses. For information regarding New York State's Brownfield Cleanup Program, please visit our website at:

<http://www.dec.ny.gov/chemical/8450.html>

If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact the NYSDEC Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building.

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:

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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this Fact Sheet electronically.

Site Location Map

