



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 601 Washington Street
DEC Site #: C231091
Address: 601 Washington Street
New York, NY 10014

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 601 Washington Street site ("site") located at 601 Washington Street, New York, New York County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C231091>

The cleanup activities were performed by HADSW LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report 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.

Highlights of the Site Cleanup:

- Site wide excavation and off-site disposal of soil to a minimum depth of 15 feet including 10,758 tons of non-hazardous soil, 30 tons of hazardous lead-contaminated material and 315 tons of petroleum-contaminated soil;
- Decommissioning and off-site disposal of five underground storage tanks;
- Laboratory analysis of post-excavation soil samples to ensure that no source material remained;
- Backfilled portions of the excavation to development grade with clean material meeting Unrestricted Use Soil Cleanup Objectives (SCOs);
- Site wide perimeter dewatering well point system removed and treated an estimated 10,000 gallons of water that was discharged to the NYC sewer under a NYCDEP permit;
- The post-remedial soil vapor intrusion (SVI) evaluation determined that future soil vapor intrusion evaluations are not needed based on the extensive soil excavation (source material removal), the significantly reduced levels of chlorinated VOCs in the groundwater and the remaining soils meet applicable SCOs. In addition, a continuous sub slab vapor barrier system was installed under the new building, since the basement slab is below the water table.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The 601 Washington Street site is located in an urban area in Manhattan. The site is bounded by Greenwich Street to the east, Leroy Street to the south, Washington Street to the west and multi-story residential buildings to the north.

Site Features: The site encompasses approximately 0.205 acres (8,930 sq. ft.) and was previously covered by a vacant one- to two-story building on a concrete slab until it was demolished in 2016. A new 9-story apartment building is currently under construction on the site.

Current Zoning and Land Use: The site is located in the Special Mixed Use District (MX) within Manhattan with zoning designation M1-5/R7X, which allows for residential, community facility, commercial and manufacturing uses. The site was last occupied by the Gavin Brown Art Gallery.

Past Use of the Site: Historical use of the site includes a truck and auto repair shop; a brass foundry; a welding supply business; a truck garage, and; shipping and meat packing companies.

Site Geology and Hydrogeology: The subsurface strata at the site consists of historic urban fill typically comprising brown sand with trace gravel and brick fragments. The depth of fill is variable with a maximum recorded depth of 17 feet below ground surface (bgs) in the southern portion of the site. Most or all of this fill was removed during site remediation and construction of the new building. Underlying the fill material is a typically brown fine to coarse sand with occasional discontinuous thin layers of sandy silt. Depth to top of bedrock at a nearby site varied from about 73 to 79 feet bgs. The bedrock was identified as gray mica schist, and about three feet of light-gray decomposed rock overlaid the bedrock.

Groundwater is approximately 13 to 14 feet deep. Localized groundwater appears to flow towards the southeast, though regional flow should be towards the Hudson River which is one block west of the site.

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

FOR MORE INFORMATION

Where to Find Information

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

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

Who to Contact

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

Project Related Questions

John Durnin
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9768
john.durnin@dec.ny.gov

Site-Related Health Questions

Runey Ghosh
New York State Department of Health
Bureau of Environmental Exposure Investigation
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.

