



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Keller Hotel

**DEC Site #:** C231092

**Address:** 144-150 Barrow Street, New York, NY 10014

Have questions?  
See  
"Who to Contact"  
Below

### **Remedial Investigation Report Available and Remedy Proposed for Brownfield Site Contamination;**

The public is invited to review the Draft Remedial Investigation report and comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to Keller Hotel (site) at 144-150 Barrow Street in Manhattan. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by 144-150 Barrow Street LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

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&progn=C231092>

#### **How to Comment**

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **May 17, 2017** through **June 30, 2017**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the locations 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.

#### **Proposed Remedy**

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. The existing on-site building on Lot 30 will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal. All soil in the upper two feet that exceeds the restricted residential soil cleanup objectives (RRSCOs) will be excavated and transported off-site for disposal. Approximately 2,100 cubic yards of contaminated soil will

be removed from the site. Any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination will be removed from the site.

A site cover will be required to allow for restricted residential use of the site. Where a soil cover is to be used, it will be a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the RRSCOs for cover material. Substitution of pavement, building foundations and building slabs may be allowed where such components already exist or are to be placed as part of site development. .

An in-situ (in-place) treatment program will be implemented to address contaminants of concern in groundwater and soil. A chemical oxidant or reducing agent will be injected into the subsurface to destroy the contaminants in an approximately 900-square-foot area beneath the Barrow Street sidewalk in front of the eastern end of Lot 30 to breakdown gasoline-related contaminants in groundwater. A similar in-situ treatment program will also be conducted in an approximately 600-square-foot area beneath the hotel basement on Lot 1 to breakdown naphthalene contamination in groundwater. The method and depth of injection will be further refined during the remedial design. In addition to the treatment described above, an oxygen release compound or similar product will be applied to the open excavation in the eastern part of Lot 30.

A site management plan (SMP) will be implemented to ensure the institutional and engineering controls remain in place and are effective. An *institutional control* is a non-physical restriction on use of the site, such as an environmental easement, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

### **Summary of the Investigation**

The site was originally part of the Hudson River, and the original shoreline was approximately 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 unrestricted use soil cleanup objectives to depths of up to 13 feet below grade. The detected concentrations are considered typical of historic fill material in New York City.

Petroleum 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 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 was not identified.

### **Next Steps**

NYSDEC will consider public comments received on the Draft Remedial Investigation and the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. NYSDOH must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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. 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.

**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 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  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
518-402-9687  
[michael.maccabe@dec.ny.gov](mailto: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](mailto: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**

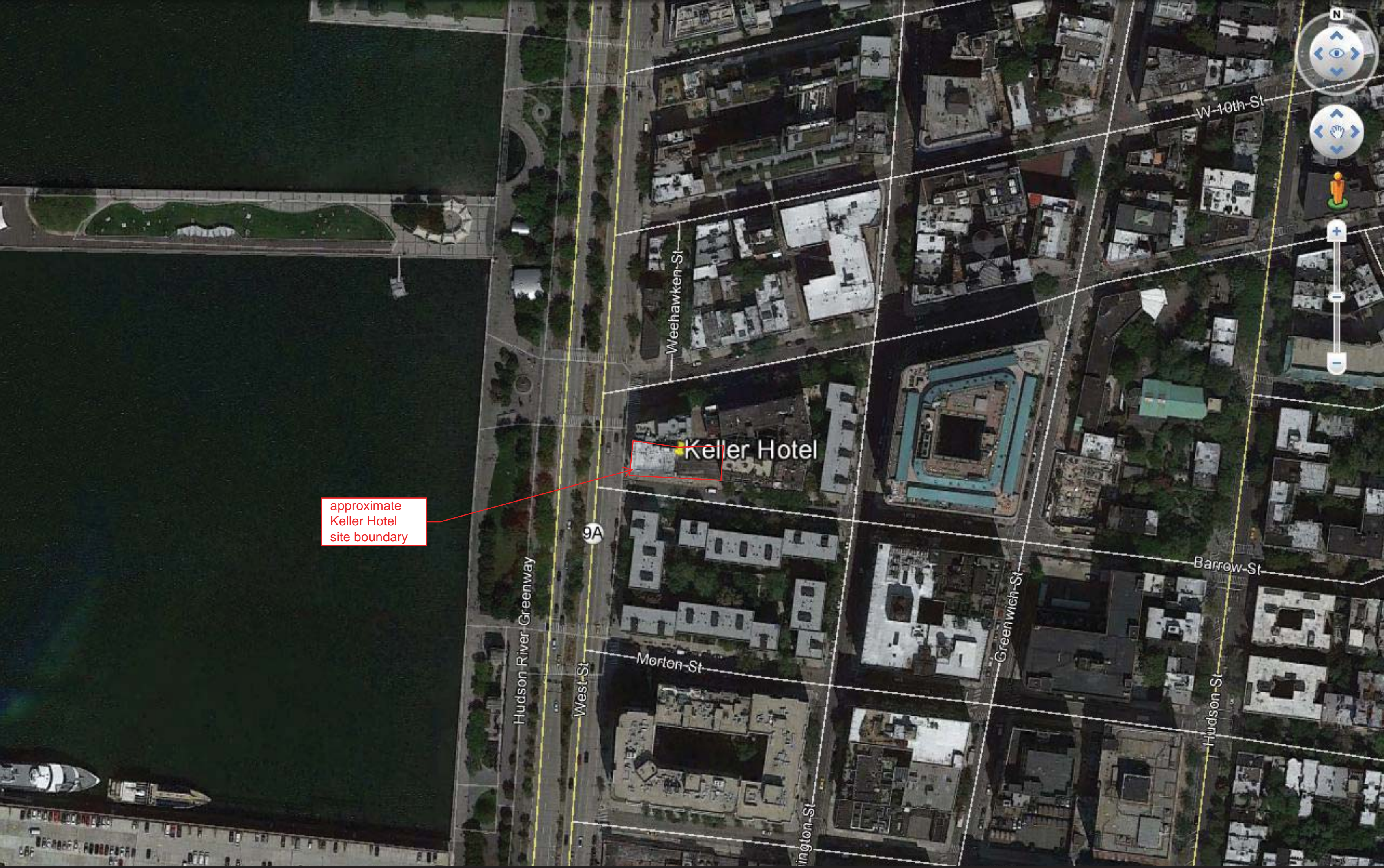
Have site information such as this fact sheet sent right to your email inbox.

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.





approximate  
Keller Hotel  
site boundary

**Figure 1: Site Location Map; Keller Hotel Site  
144-150 Barrow Street, New York, NY**