



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C231097/>
and at these location(s):

**New York Public Library -
Hudson Park Branch**
66 Leroy Street
New York, NY 10014
(212) 243-6876

Manhattan Community Board 2
3 Washington Square Village #1A
New York, NY 10012
(212) 979-2272

Who to Contact

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

Project-Related Questions
Mandy Yau, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4897
mandy.yau@dec.ny.gov

Project-Related Health Questions
Sarita Wagh
NYSDOH
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

FACT SHEET

Brownfield Cleanup Program

538-544 Hudson Street

538-544 Hudson Street
New York, NY 10014

September 2022

SITE No. C231097

NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Remediation has been completed to address the contamination related to the 538-544 Hudson Street site ("site") located at 538-544 Hudson Street, Manhattan, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

The cleanup was completed by 540 Hudson Partners, LLC and 540 Hudson Street, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231097/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Decommissioning and removal of one oil/water separator with associated hydraulic pistons and fifteen gasoline, waste oil, and/or hydraulic oil underground storage tanks (USTs) ranging from 500 to 1,000 gallons in capacity.
- Excavation and off-site disposal of contaminated soil/fill to depths ranging from about 9.5 to 19.5 feet deep. The contaminated soil consisted of approximately 5,910 tons of petroleum-impacted soil and non-hazardous soil/fill and approximately 210 tons of hazardous lead- and selenium-impacted soil/fill.
- Collection and analysis of documentation endpoint soil samples to demonstrate meeting residential use soil cleanup objectives (SCOs).
- In-Situ (in-place) Chemical Oxidation (ISCO) was used to treat chlorinated volatile organic compounds (VOCs) in groundwater. A chemical oxidant was injected into groundwater in the southwestern part of the site and beneath the Hudson Street sidewalk. Quarterly groundwater monitoring post-ISCO has shown a decreasing trend in VOC concentrations in groundwater.
- Evaluation of the potential for soil vapor intrusion in any occupied buildings on the site.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the FER and SMP, they will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

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

Site Description: The site is located at 538-544 Hudson Street in the West Village neighborhood of Manhattan, NY and is identified as Block 621, Lot 1 (previously merged Lots 1 and 4) on the New York City Tax Map. It is situated on the northeast corner of the intersection of Hudson and Charles Street. Both lots comprise a combined area of about 8,020 square feet. The site historically operated as a gasoline station, auto repair facility, and general storage. Site buildings were demolished, and construction of a 6.5-story mixed-use residential/commercial building is ongoing. The site has achieved a Track 2 Residential cleanup.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231097) at:

<https://www.dec.ny.gov/cfm/external/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 may 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 NYSEC 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

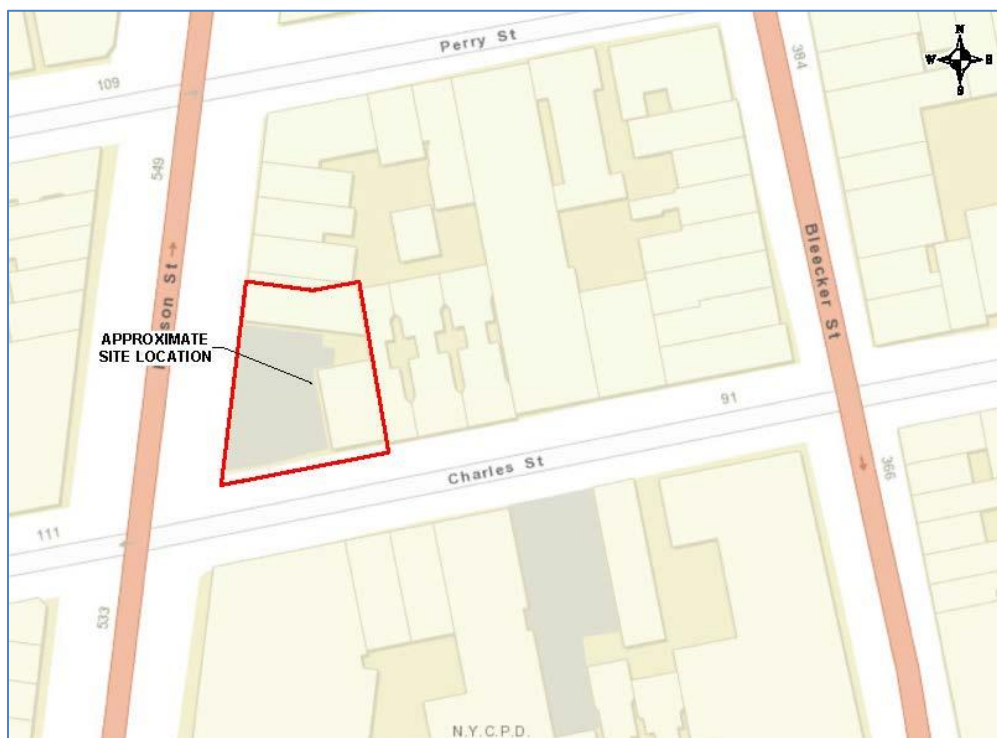
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location





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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Contact: Mandy Yau, (718) 482-4897, mandy.yau@dec.ny.gov