



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Christopher and Weehawken Streets

173 Christopher Street  
New York, NY 10014

**SITE No. C231098**

**NYSDEC REGION 2**

July 2023

## Where to Find Information:

Access project documents through the DECinfo Locator and at this location:  
<https://www.dec.ny.gov/data/DecDocs/C231098/>

### Hudson Park Library

66 Leroy Street  
Manhattan, NY 10014  
(212) 243-6876  
[HUDSONPARK@NYPL.ORG](mailto:HUDSONPARK@NYPL.ORG)

## Who to Contact:

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

### Project-Related Questions

David Gao, Project Manager  
NYSDEC  
625 Broadway,  
Albany, NY 12233-7016  
(518) 402-9690  
[DAVID.GAO@DEC.NY.GOV](mailto:DAVID.GAO@DEC.NY.GOV)

### Project-Related Health Questions

Sarita Wagh  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7817  
[BECCI@HEALTH.NY.GOV](mailto:BECCI@HEALTH.NY.GOV)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Christopher and Weehawken Streets site ("site") located at 173 Christopher Street, Manhattan, NY. Please see the map for the site location.

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. This decision is based on the lack of human exposure pathways to site-related contaminants via soil, groundwater, and soil vapor.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **July 5 through August 21, 2023**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231098/>.
- Documents also are available at the location identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Unrestricted Use remedy consists of:

- Demolition of on-site buildings in accordance with federal, state, and local regulations and installation of a support of excavation system to prepare the site for excavation and redevelopment;
- Excavation and removal of all contaminated material to about 3 feet below surface grade in the northern part of the site, and 3 feet below the cellar slab in the southern portion of the site;
- Collecting and analyzing post remedial soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Unrestricted Use Soil Cleanup Objectives for use as backfill; and
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

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The proposed remedy was developed by 173 Christopher Street LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation, is also available for review at the locations identified.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

## Site Description:

The site is 0.1-acres and is located at 173 Christopher Street in an urban area in the West Village neighborhood of Manhattan. The site is identified on the NYC tax map as Block 636, Lot 34. The site is bounded by Christopher Street to the south and by multi-story mixed-use commercial and residential buildings to the north, east, and west. It is currently developed with a vacant 3-story mixed-use residential/commercial building. Previously, the site had been used as a machine shop from 1921 to 1950. Planned redevelopment includes construction of a multi-story mixed-use commercial and residential building with at least a partial cellar.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231098) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

## Summary of the Investigation:

The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals in soil. The applicant plans to redevelop the site with a mixed-use residential and commercial building.

**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 SCOs or other health-based or environmental standards, criteria or guidance adopted by NYSDEC 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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

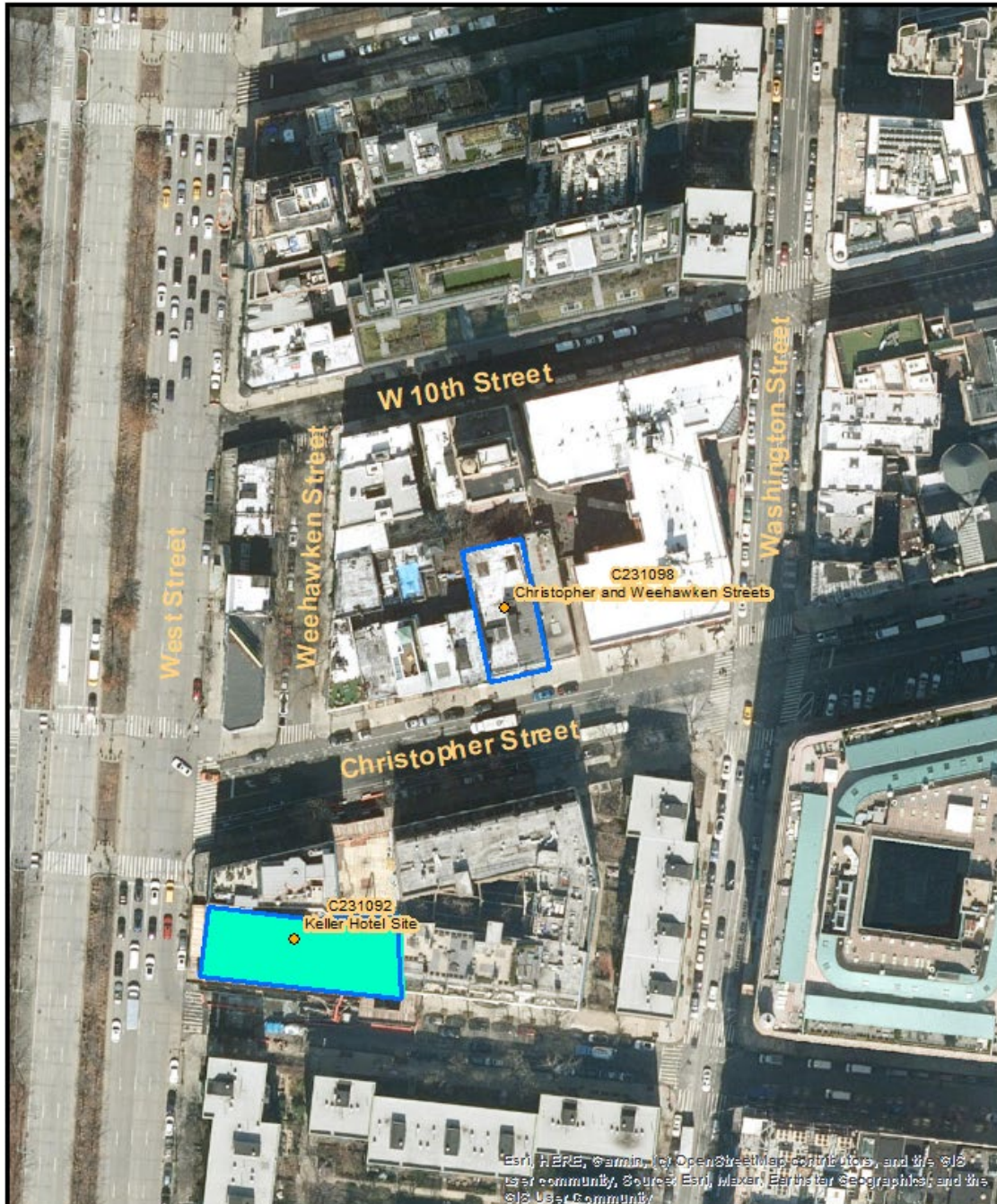
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

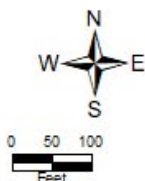
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS User community, Source: Esri, Imagery: Earthstar Geographics, and the GIS User Community



## Site Map

Christopher and Weehawken Streets Site  
New York City, New York County  
Site No. C231098







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Contact: David Gao, (518) 402-9690, david.gao@dec.ny.gov