

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

82 King Street

New York, NY 10014

SITE No. C231103

NYSDEC REGION 2

January 2018

## Environmental Cleanup to Begin at Brownfield Site

**Where to Find Information:**  
*Project documents are available at the following location(s) to help the public stay informed.*

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

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

**NYSDEC, Region 2 Office**  
47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900  
Hours: Mon. to Fri. 8AM to 4 PM

**Who to Contact:**  
*Comments and questions are always welcome and should be directed as follows:*

**Project Related Questions**  
Nigel N. Crawford, P.E.  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-7778  
[nigel.crawford@dec.ny.gov](mailto:nigel.crawford@dec.ny.gov)

**Public Health questions:**  
Arunesh Ghosh  
NYSDOH  
Empire State Plaza  
Corning Tower  
Albany, NY 12237  
(518) 486-1443  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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

Action is about to begin that will address contamination related to the 82 King Street ("site") located at 78-86 King Street and 71-77 Charlton Street, Manhattan, New York County under New York State's Brownfield Cleanup Program (BCP). The cleanup activities will be performed by Toll NY II LLC ("Applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Remedial Action Work Plan (RAWP) has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in January 2018, and are expected to last approximately 6 months. Demolition of the existing two-story building is underway and is anticipated to be completed in early January 2018.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and off-site disposal of soil exceeding the unrestricted use soil cleanup objectives (UUSCOs), including the historic fill layer in the upper 10 feet of the site. In addition, underground storage tanks (USTs) and petroleum-impacted soil encountered during remedial excavations will be removed;
- Collection and analysis of documentation samples to evaluate the performance of the remedy with respect to attainment of the UUSCOs.
- Dewatering, treatment of dewatering effluent, and appropriate management of dewatering effluent as necessary to facilitate remedial excavation;
- Installation of a cut-off/barrier wall at the northern end of the site to prevent the potential migration of off-site contamination onto the site;
- Collection and analysis of a groundwater samples following soil removal and groundwater dewatering. If the sample indicates contamination is present in groundwater above the applicable cleanup criteria, a Contingent Track 1 cleanup will be pursued which will include in-situ enhanced biodegradation to treat contaminants in groundwater. The biological breakdown of contaminants will be enhanced by the placement of an oxygen release compound (ORC), or similar material into the subsurface.
- If a Track 1 unrestricted use cleanup is not achieved, a Site Management Plan (SMP) will be implemented and an environmental easement will be recorded.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures for the protection of on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

**Next Steps:** After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

# BROWNFIELD CLEANUP PROGRAM

When the NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant:

- 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 fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

**Site Description:** The site is located on King Street between Varick and Hudson Streets in the Hudson Square neighborhood of Manhattan and is identified as Tax Block 580, Lot 52 on the NYC Tax map. The site is 20,325 square feet ( $\pm 0.47$  acres). Most recently, the site was improved with a two-story building with a partial cellar, which is currently undergoing demolition. Available records indicate that the property was developed as early as 1894 with multiple dwellings and was occupied by an automobile repair shop and garage from about 1927 through 2016. A Site Location Map is attached.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C231103) at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

**Brownfield Cleanup Program Overview:** New York's 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>

*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:

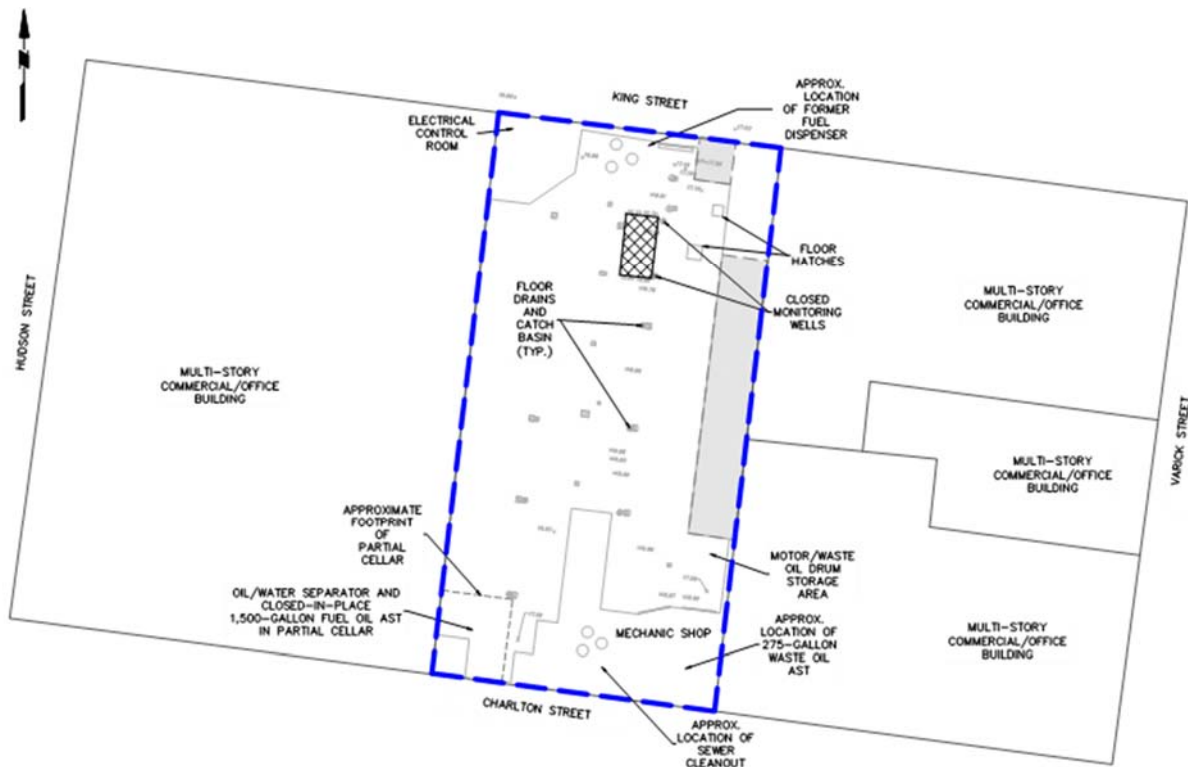
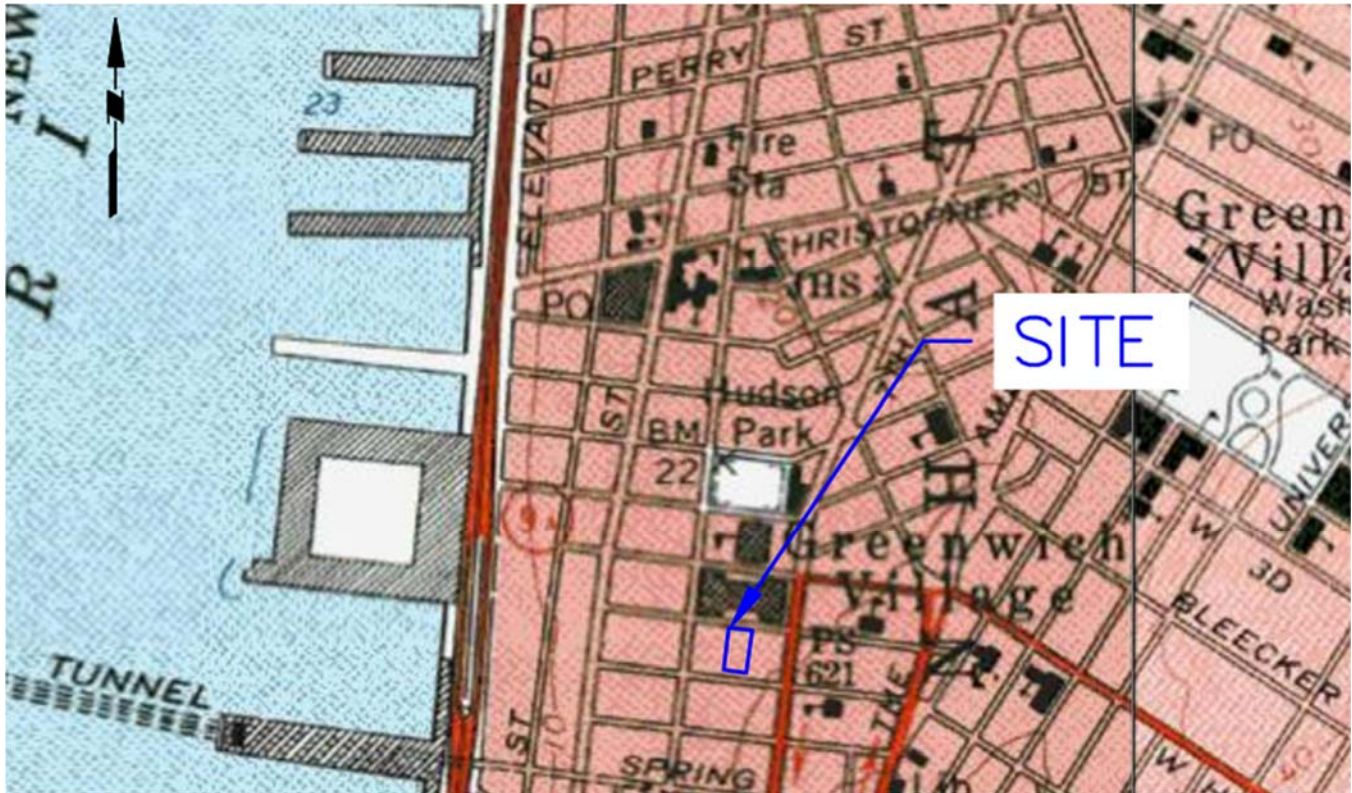
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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 have already signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location Map



AST = ABOVEGROUND STORAGE TANK