

(Fact Sheet Begins Next)

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

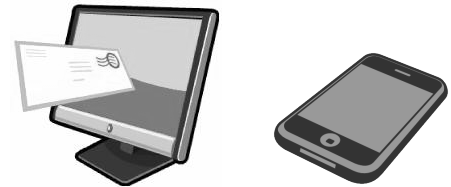
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

Kasser Scrap Metal &  
Rector Cleaners Site  
111-121 Washington St.  
New York, NY 10006

**SITE No. C231153**

**NYSDEC REGION 2**

**March 2023**

## Where to Find Information:

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C231153/>

and at these location(s):

Manhattan Community Board 1  
1 Centre Street, Room #2202 North  
New York, NY 10007  
Phone: (212)-602-6300  
man01@cb.nyc.gov

New Amsterdam Public Library  
9 Murray Street  
New York, NY 10007  
Phone: (212) 732-8186  
[newamsterdam@nypl.org](mailto:newamsterdam@nypl.org)

## Who to Contact:

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

### Project-Related Questions

Marnie Chancey, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7017  
(518) 402-3262  
[marnie.chancey@dec.ny.gov](mailto:marnie.chancey@dec.ny.gov)

### Project-Related Health Questions

Eamonn O'Neil  
NYSDOH  
Empire State Plaza – Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 4022-7877  
[beci@health.ny.gov](mailto:beci@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)

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Kasser Scrap Metal and Rector Cleaners Site ("site") located at 111 Washington Street, New York, NY. Please see the map for the site location. The cleanup activities will be performed by Carlisle New York Apartments, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C231153/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in March 2023 and last about 7 months.

**Highlights of the Remedial Investigation Report:** Petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) were found in subsurface soils above use-specific soil cleanup objectives (SCOs) and groundwater exceeding the Ambient Water Quality Standards (AWQSs). Non-aqueous phase liquid was present in soil in an isolated area in the southern portion of the site. The petroleum related VOCs and SVOCs present at depths up to 24 feet below grade are related to the 3,000-gallon underground storage tank (UST) associated with NYSDEC Spill No. 2107485.

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.

**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 of the upper two feet of soil which exceeds the established SCOs;
- A site cover will be required in areas where the upper two feet of exposed surface soil will exceed the applicable SCOs;
- Removal of a UST and piping in the southern portion of the site in accordance with local, state, and federal regulations;
- Excavation of petroleum-impacted soil associated with the UST to about 10 feet below ground surface (bgs);
- In-situ ("in-place") solidification in a localized area in the southern portion of the site to

# BROWNFIELD CLEANUP PROGRAM

reduce mobility of residual petroleum-related contamination

- In-situ groundwater treatment in the southern portion of the site to address residual petroleum-related contamination in groundwater;
- Post injection groundwater monitoring to determine the effectiveness of the remedy; and
- Importing clean soil that meets the established SCOs for use as backfill.

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 to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

**Next Steps:** After the applicants 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.

When NYSDEC is satisfied those cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a COC to the applicant(s). The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

**Site Description:** The site is located at 111-121 Washington Street (a.k.a. 8 Carlisle Street) and is identified as Block 53, Lot 12 on the NYC Tax map. The site is 11,255 square feet (0.258 acres) of paved vacant land with overgrown vegetation. From 1894 through 1950, the site had several one to 5-story structures with various commercial and residential tenants. By 1977, the structures had been demolished and the site developed with a 6-story car garage. By 2010, the garage was

demolished, and the site was utilized for the storage of metal containers, miscellaneous materials, and equipment. In 2012, the site was occupied by the Port Authority of New York and New Jersey as a World Trade Center maintenance support yard. The yard contained stacked container boxes, office trailers, and was used to store various mechanical equipment as well as construction waste. The site has been vacant since 2013.

The selected remedy is a Track 4 Restricted use with generic SCOs remedy. The proposed redevelopment includes the construction of a mixed-use residential and commercial building with affordable housing units and ground floor commercial space. The building footprint will take up most of the site with the remainder of the development comprised of sidewalk entranceways and a rear yard.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C231153) at:

<https://www.dec.ny.gov/cfm/xtapps/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 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>

*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](http://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>

# Site Location



**Legend**

 Site Boundary



**NOTES:**  
 1. TOPOGRAPHIC BASEMAP PROVIDED THROUGH LANGAN'S ESRI ARCGIS SOFTWARE LICENSING AND ARCGIS ONLINE, NATIONAL GEOGRAPHIC SOCIETY, I-CUBED.  
 2. ALL FEATURES SHOWN ARE APPROXIMATE

<p><b>LANGAN</b>                  21 Penn Plaza, 360 West 31st Street, 8th Floor                  New York, NY 10001-2727                  T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering &amp; Environmental Services, Inc.                  Langan Engineering, Environmental, Surveying,                  Landscape Architecture and Geology, D.P.C.                  Langan International LLC</p> <p>Collectively known as Langan</p>	<p>Project</p> <p><b>111 WASHINGTON STREET</b>                  NEW YORK</p> <p>NEW YORK COUNTY NEW YORK</p>	<p>Figure Title</p> <p><b>SITE LOCATION MAP</b></p>	<p>Project No. 170695201</p> <p>Date 11/4/2021</p> <p>Scale 1"=2,000'</p> <p>Drawn By GS</p> <p>Submission Date</p>	<p>Figure No.</p> <p><b>1</b></p>



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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
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<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
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<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: <Marnie Chancey, 518-402-3262, Marnie.Chancey@dec.ny.gov>