

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B

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www.dec.ny.gov

December 30, 2015

Community Board #4
Attn: Christine Berthet
330 W 42nd St #2601
New York, NY 10036

Re: Hudson Mews Site
Site #C231065
Manhattan, New York County

Dear Ms. Berthet:

The New York State Department of Environmental Conservation (DEC) has received your letter regarding the Remedial Work Plan (RWP) for the Hudson Mews site. Thank you very much for taking the time to send your comments to the DEC; we appreciate the public's input. In your letter you say;

“MCB4 respectfully submits that the proposed brownfield cleanup cannot proceed until:

- 1) The structural issues in the vacant buildings at 485, 487, 489 and 497 9th Avenue on the adjacent Lot 31 are definitively resolved and any demolition required by DOB, is complete;
- 2) Protective measures, such as structural shoring and monitoring are done in advance of the excavation to protect the occupied buildings. DEC must solicit the coordination, input and recommendations of NYC DOB and HPD to ensure the continued structural stability of the two occupied residential buildings at 493 and 495 9th Avenue during the period of excavation.
- 3) The proposed plans and timetables are coordinated with HPD and DOB in order to address the structural violations at 485-497 9th Avenue; and
- 4) Tenants living in the adjacent buildings are notified as to the extent of the contamination, any precautions that are recommended and the anticipated timeframe and work that will be done.”

With regard to #1, the New York City Department of Buildings (DOB) will need to issue permits for the excavation of the contaminated soils at the Hudson Mews site. The DEC does not have the authority to affect the timing of permits issued by DOB. It



will be up to DOB to determine how structural issues in the aforementioned buildings affect the excavation.

Regarding #2, shoring is anticipated to be installed before the excavation begins. The RWP contains a discussion of the need for shoring. The Brownfield Cleanup Program applicant's engineer will be responsible for the design of the shoring system, which will need to be approved by DOB.

Regarding #3, when the building owner applies for the permits to excavate the soils, DOB and NYC Department of Housing, Preservation and Development can coordinate the timetables to allow for the other building owners to address their structural violations. The DEC does not have the authority to delay the development of the Hudson Mews site for that purpose.

Regarding #4, the DEC will continue to communicate with the public regarding the remediation of the property. The tenants in the adjacent buildings were sent a fact sheet which informed them of the proposed remediation and that the RWP was available for their review. The RWP discusses the contamination that was encountered during the remedial investigation. An additional fact sheet will be posted on our listserv site before construction of the remedy begins. Anyone who has not signed up to have the fact sheets emailed to them can sign up at <http://www.dec.ny.gov/chemical/61092.html>.

If you have any further questions regarding this project, please do not hesitate to contact Rodney Rivera (DEC, Region 2) at 718482-4958 or me or James Drumm of my staff at 518-402-9768

Sincerely,

A handwritten signature in black ink that reads "Sally M. Dewes". The signature is written in a cursive, flowing style.

Section Chief, Section D, Bureau B
Division of Environmental Remediation

Cc: J. O'Connell, Reg. 2
R. Cozzy
R. Rivera
T. Panzone, Reg. 2
J. Bodine, CB4