

A. INTRODUCTION

This section presents the findings of the hazardous materials assessment conducted in February 2007, and identifies potential issues of concern that could pose a hazard to workers and others and/or the environment associated with the Proposed Action. The Proposed Action would involve the reconstruction of the median along Peck Slip between Water and South Streets as an open space for recreation with benches, trees, lighting, water features, and other design elements.

The project site currently consists of an approximately 400-foot-long section of road paved with Belgian blocks, with a central section used for parking. Environmental conditions resulting from previous and existing uses, both onsite and in the surrounding area, were assessed by review of the *Phase I Environmental Site Assessment Report – Peck Slip* (AKRF, Inc., February 2007).

B. EXISTING CONDITIONS**SUBSURFACE CONDITIONS**

The project site is located at approximately five feet above mean sea level. Groundwater is estimated to be approximately five feet below grade and would be expected to flow in a generally southeasterly direction, toward the East River, but flow may be affected by past filling activities, underground utilities and other subsurface openings or obstructions, tidal fluctuations, and other factors beyond the scope of the study. Bedrock is expected approximately 120 feet below grade. Groundwater in Manhattan is not used as a source of drinking water.

PHASE I STUDY

The Phase I reviewed a variety of information sources including: Sanborn™ Fire Insurance maps; environmental regulatory agency databases identifying state and/or federally listed sites; and City databases and records (Department of Buildings and Fire Department) to assist in identifying prior uses. In addition, the Phase I included reconnaissance of the site and surrounding neighborhood. The Phase I research indicated that prior to 1928, the northern portion of the subject site was developed with a road, while the southern portion was occupied by an inlet of East River. The entire subject site was occupied by a road by 1894 and remained unchanged until the present time.

The Phase I identified potential sources of contamination on- and off-site, including an on-site spill of unknown oil, an adjacent transformer substation and transformer vault, and historically adjacent buried gasoline tanks and a dye shop.

C. THE FUTURE WITHOUT THE PROPOSED ACTION

Absent the Proposed Action, subsurface disturbance would not occur, and the materials of concern identified above would remain on site.

D. PROBABLE IMPACTS OF THE PROPOSED ACTION

For most of the site, there is little potential for adverse impacts during construction activities resulting from the potential presence of subsurface contamination, because subsurface disturbance for the proposed improvements is anticipated to be limited. However, potential for adverse impacts exists in areas of the site where deeper soil disturbance is anticipated. Although excavation and construction activities could increase pathways for human exposure, impacts would be avoided by performing construction activities in accordance with the following:

- Prior to any soil disturbance on the site, a Phase II Subsurface Investigation of the site would be conducted in areas where deeper excavation is planned as part of the proposed improvements to determine the extent of any on-site contamination. The Phase II would include the collection of soil samples.
- All activities involving disturbance of existing soils would be conducted in accordance with a Health and Safety Plan (HASP) that would detail measures to reduce the potential for exposure (e.g., dust control) and measures to identify and manage known contamination (e.g., contaminated soil) and unexpectedly encountered contamination.
- All material that needs to be disposed of (e.g., both contaminated soil and excess fill) would be properly handled and disposed of off-site in accordance with all applicable federal, state and local regulations.
- If planned construction would create the potential of disturbing on-site electrical manholes, these manholes would be assessed for the presence of asbestos-containing materials (ACMs), lead waste and polychlorinated biphenyls (PCBs) and any such materials would be managed and disposed of in accordance with applicable federal, state and local regulations.

With the implementation of these measures, no significant adverse impacts related to hazardous materials would result from the Proposed Action's construction or operation. *