Department of Environmental Conservation

November 2015

FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email.* See "For More Information" to Learn How.

Site Name: 388 Carroll Street and 363 Bond Street
DEC Site #: C224173 Operable Units 01, 01A
Address: 388 Carroll Street and 363 Bond Street
Brooklyn, NY 11231

Have questions? See "Who to Contact" Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 388 Carroll Street and 363 Bond Street site ("site") located at 388 Carroll Street and 363 Bond Street, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

The cleanup activities were performed by LSG 363 Bond Street LLC and 363 Gowanus Developers, LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

Summary of the Remediation for Operable Unit (OU) 01:
Excavation and off-site disposal of contaminant source areas, including weathered petroleum contaminated soil.

Removal of three Underground Storage Tanks (USTs) and two Aboveground Storage Tanks (ASTs), and associated contaminated soils in compliance with applicable Local, State and Federal regulations.

A site cover consists either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the Restricted Residential Soil Cleanup Objectives (SCOs).

Groundwater extraction and treatment system will be installed to treat residual groundwater contamination in groundwater and to ensure contaminated groundwater does not migrate off-site. The groundwater extraction system will be designed and installed so that the capture zone is sufficient to cover the areal and vertical extent of the area of concern. The operation of this system is contingent on the results of groundwater monitoring after the source of soil contamination is removed from the site. The Department will determine the operation of this system is necessary.

**Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

Installation of an active Sub-Slab Depressurization System (SSDS) for the on-site building, currently being constructed. Any future on-site buildings will be required to have an active SSDS, or a similar engineered system, to prevent the migration of vapors into the building from soil and groundwater.

An environmental easement will be filed for the controlled property that requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls, and restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or the New York City Department of Health and Mental Hygiene (NYCDOHMH).

A Site Management Plan (SMP) will be reviewed and approved by the Department and will insure the controls for the site continue to be protective on human health and the environment.

Summary of the Remediation for OU 01A:
Recovery and remediation of Light Non-Aqueous Phase Liquid (LNAPL) and associated impacted soil and groundwater within the central portion of the site;

Recovery and remediation of petroleum-contaminated groundwater in the area of two ASTs;

Next Steps
When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion (COC) which will be announced in a fact sheet that is sent to the site contact list.

The applicants would be able to redevelop the site after receiving a COC. In addition, the applicants:

* 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 COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background
Location: This site is made up of two adjacent parcels, one located at 388 Carroll Street and one located at 363 Bond Street in Brooklyn, NY. The eastern edge of the site borders the Gowanus Canal.

Site Features: A portion of the site contained a one- and two-story light industrial building and another portion is improved with a two-story residential building. Four decommissioned ASTs (ranging from 5,000 to 10,000 gallon capacity) also existed on the property. All buildings and structures were demolished in 2014 to facilitate remediation of the site. The area of the two parcels that make up the site is approximately 1.293 acres.

Current Zoning and Land Use: The site is currently vacant. The site is current zoned MX-11 which is a mixed use district that allows residential, commercial, and industrial uses. The site is bounded to the north by a City of New York EMS station, to the east by the Gowanus Canal, to the south by the 365 Bond Street BCP site (Site No. C224174), and to the west by a three-story mixed-use commercial and residential building and a six-story residential building.

Past Use of the Site: Portions of this site have historically been used as paint manufacturer (1915), an oil terminal (1916 – 1950), and a warehouse (1950 – 1986). Other recorded uses of the site include an automobile storage and repair facility and a lumber company.

Site Geology and Hydrogeology: The site is underlain by an approximately 6-to-17 foot thick layer of miscellaneous fill which is underlain by a clay layer. Groundwater was generally observed at depths ranging from five to eight feet below ground surface. Groundwater flow is generally to the east but is affected by the tidal influence from the Gowanus Canal.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224173

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: http://www.dec.ny.gov/chemical/8450.html

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Brooklyn Public Library
Attn: Mr. John Leighton
Carroll Gardens Branch
396 Clinton Street
Brooklyn, NY 11231
Phone: (718) 596-6972

Brooklyn Community Board 6
Attn: Mr. Craig Hammerman
250 Baltic Street
Brooklyn, NY 11201-6401
Phone: (718) 643-3027

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

Project-Related Questions
John Grathwol
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9767
Email: john.grathwol@dec.ny.gov

Site-Related Health Questions
Dawn Hettrick
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Tel: 518-402-9860
Email: BEEI@health.ny.gov

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: 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 already have signed up and received this fact sheet electronically.

Google earth

feet 500

meters 100