



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Greenpoint Marina
43-57 West Street &
2-24 Oak Street
Brooklyn, NY 11222

March 2019

SITE No. C224190
NYSDEC REGION 2

Where to Find Information:

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

Brooklyn Public Library -

Leonard Branch

81 Devoe Street

Brooklyn, NY 11211

Call for hours: (718) 486-6006

Brooklyn Community Board No. 1

435 Graham Avenue

Brooklyn, NY 11211

Call for hours: (718) 389-0009

NYSDEC, Region 2 Office

47-40 21st Street

Long Island City, NY 11101

Call in advance: (718) 482-4900

Who to Contact:

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

Project-Related Questions

Manfred Magloire, Project Manager

NYSDEC, Region 2 Office

47-40 21st Street

Long Island City, NY 11101

Call in advance: (718) 482-4900

manfred.magloire@dec.ny.gov

Project-Related Health Questions

Jacquelyn Nealon

NYSDOH

Empire State Plaza

Corning Tower Room 1787

Albany, NY 12237

(518) 402-7860

beej@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**

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 Greenpoint Marina site ("site") located at 43-57 West Street & 2-24 Oak Street in the Greenpoint neighborhood of Brooklyn, NY (Kings County). Please see the map for the site location. The cleanup will be performed by 57 West LLC & 24 Oak LLC ("applicant(s)") 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. The approved RAWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information." Remediation is expected to begin in March 2019 and last about 5 months.

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:

- Completion of a previously approved Interim Remedial Measure (IRM), which includes excavation and removal of underground storage tanks (USTs), separate phase petroleum, and grossly-impacted petroleum soil;
- Excavation of historic fill material from two areas of the site which exhibited anomalously high concentrations of metals;
- Collection and analysis of samples to document site conditions following removal of targeted soil/fill;
- Backfilling of excavated areas to surrounding grade with imported clean material;
- Construction and maintenance of a site cover system consisting of an impervious cover (e.g., concrete) or two feet of clean crushed stone;
- Recording of an Environmental Easement to ensure proper use of the site;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of remaining contamination as required by Environmental Easement, including plans for (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting; and
- For future buildings, evaluation of the potential for soil vapor intrusion, including a provision for implementing actions recommended to address exposures related to soil vapor intrusion, as required.

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

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Next Steps: After the applicant(s) 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 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(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s):

- 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 development 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, 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 3.98-acres and is bordered on the west by the East River, on the south by Former Consolidated Freightways (BCP Site No. C224191), on the east by West Street, and on the north by Noble Street. It is currently used for storage of heating, ventilation and air conditioning (HVAC) equipment, granite, and flatbed trucks. The site was previously occupied by five separate buildings that were demolished by a fire in 2006. The only remaining structure is an approximately 1,400-square-foot concrete silo, which will remain in place after RAWP implementation. Historically, the site was used as a shipyard, a manufacturing facility, a mill, and the Greenpoint Terminal Corporation facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the Site ID, C224190) at:

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

Brownfield Cleanup Program Overview: 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 soil cleanup objectives 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:

<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 at:

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.

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Figure 1 – Site Location

