



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Cascade Laundry (Site No. C224194)

DEC Site #: C224194

Address: 553 Marcy Avenue, Brooklyn, NY 11206

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Cascade Laundry site ("site"), located at 553 Marcy Avenue in Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed and funded by 553 Marcy Avenue Owner LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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 human health or the environment.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C224194>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **February 2, 2016** through **March 18, 2016**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Proposed Remedy

The proposed remedy consists of removal of Underground Storage Tanks (USTs), excavation and off-site disposal of spilled petroleum and contaminated soil, and removal of contaminated groundwater from the excavation. A chemical oxidant will be applied to the bottom of the excavation to remove contaminants from groundwater. The goal of the cleanup is to achieve an unrestricted use cleanup for the majority of the site and a restricted residential use cleanup for the northwest portion of the site. If these cleanup goals cannot be met, the new building will be used as a cap to prevent contact with the contaminants.

Once the new building is constructed on the site, sampling will be conducted to determine if Volatile Organic Compounds (VOCs) that remain in the soil and/or groundwater can affect building occupants through soil vapor intrusion. If soil vapor intrusion is determined to be a concern, mitigation measures will be implemented.

If the cleanup does not achieve unrestricted use soil cleanup objectives and groundwater standards, an environmental easement will be executed and a site management plan will be implemented. These measures will protect the public from contact with remaining contaminants and monitor the cleanup. If a cap is needed on the site, management of the cap will be included in the Site Management Plan (SMP).

This remedy will address on-site contamination. The results of the investigation indicate that an off-site cleanup is not needed.

Summary of the Investigation

The results of the remedial investigation indicate that the soil, groundwater and soil vapor beneath the site are contaminated at levels exceeding Standards, Criteria and Guidance (SCGs). This contamination could affect construction workers during redevelopment of the site and occupants of the new on-site building. An Interim Remedial Measure (IRM) was conducted to excavate a small area on the site, but cleanup of the on-site contamination will be required to mitigate the human health threats and restore the subsurface environment. An IRM is an action that can be conducted at a site relatively quickly to reduce the risk to people's health and the environment from a well-defined hazardous waste problem.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Site Location: The site is located in an urban area.

Site Features: The site includes several attached industrial buildings, which are being demolished for redevelopment. The remainder of the site is paved parking.

Current Zoning and Land Use: Part of the site is zoned as residential with commercial retail businesses on the ground floor, while the remainder of the site has residential zoning. The site is currently vacant and the on-site buildings are under demolition. The surrounding area includes multi-family residential buildings, schools, churches and retail stores.

Past Use of the Site: Commercial and residential development at the site began prior to 1887. Cascade laundry, a commercial laundry, began operating on part of the site prior to 1918 and

expanded onto the other parts of the site over the succeeding decades before closing in 2010. Other past uses of the site include various retail stores, an oil paint factory, a carpet cleaning facility, a bakery, an upholstery factory, a furniture manufacturer, and a chemical factory. At some point in their history, Cascade Laundry used Tetrachloroethylene (PCE) in their operations, as evidenced by PCE-contaminated soil. Petroleum contamination was also detected in the on-site soil, likely from leaking underground storage tanks. The top 4-8 feet of soil beneath the site is historic fill, which contains Semi-Volatile Organic Compounds (SVOCs), metals and pesticides.

Site Geology and Hydrogeology: Subsurface soils at the site consist of historic fill materials to a depth of approximately 4 to 8 feet below grade. Silty sand and gravel is present immediately below this layer. The elevation of the property is approximately 30 feet above mean sea level and the topography within the immediate area slopes gradually from southeast to northwest. Groundwater at the site is present at a depth of approximately 25 feet below grade. The groundwater flow direction is northwest.

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.

Marcy Library
617 DeKalb Avenue at Nostrand Avenue
Brooklyn, NY 11216
Phone: (718) 935-0032

Who to Contact

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

Project Related Questions

Jeffrey Dyber
NYS Department of Environmental
Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7015
Tel: 518-402-9621
Email: jeffrey.dyber@dec.ny.gov
Call for an appointment

Site-Related Health Questions

Julia Kenney
New York State Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany, New York 12237
Tel: 518-402-7860
Email: bee@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.

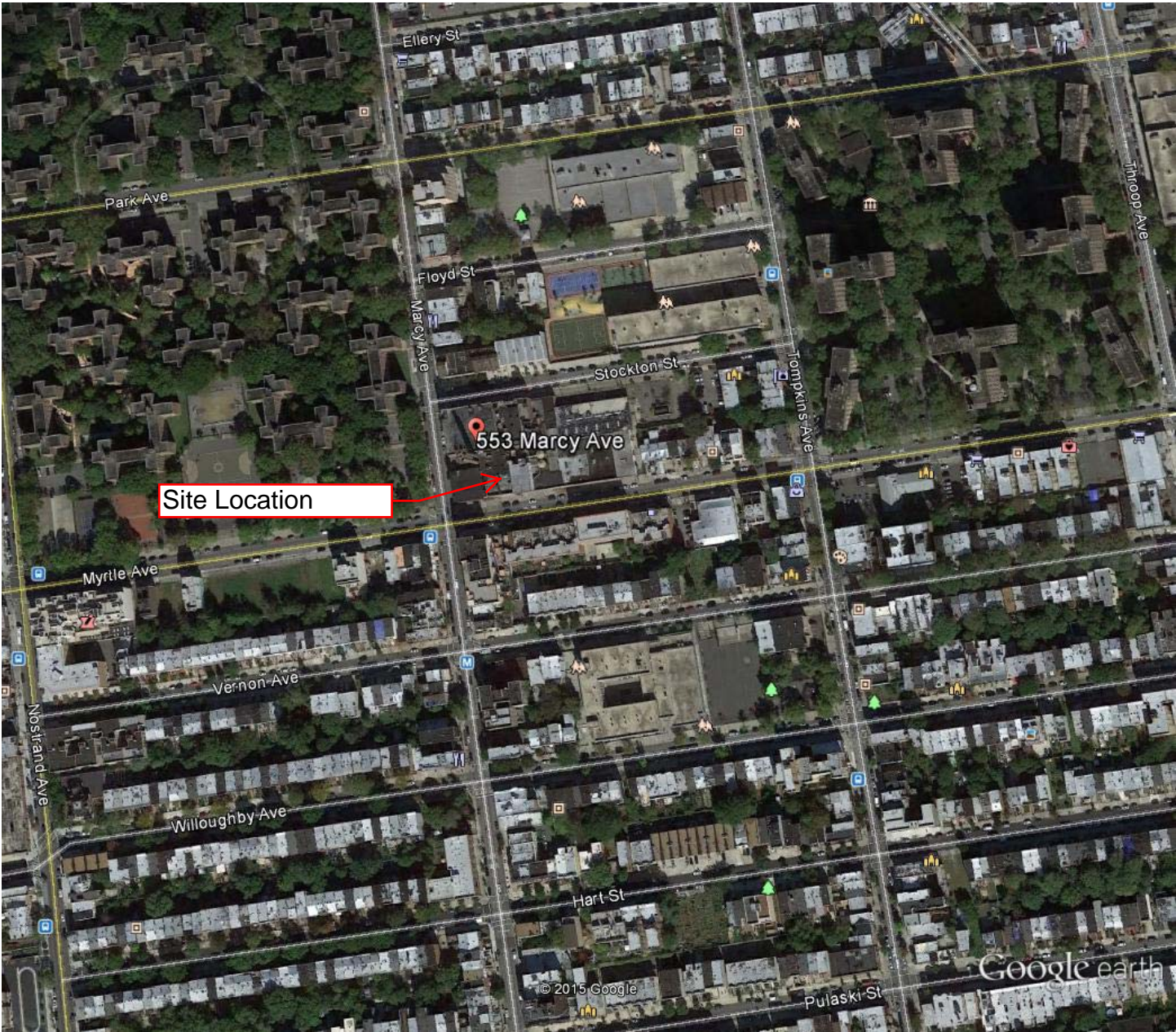
Receive Site Fact Sheets by Email

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



Site Location Map