Department of Environmental Conservation

June 13, 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Sterling Transformer Corp.
DEC Site #: C224203
Address: 510 Driggs Avenue, Brooklyn, NY 11211

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 Sterling Transformer Corp. site ("site") located at 510 Driggs Avenue in Brooklyn, NY. Please see the attached figures 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 187 North 8 Street 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.

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=C224203

How to Comment
NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 13, 2016** through **July 28, 2016**. The draft Remedial Action Work Plan (RAWP) 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.

The proposed remedy for the site consists of the removal of all on-site soils which exceed the Unrestricted Use Soil Cleanup Objectives Soils at the site have been impacted by pesticides, metals, solvents, and semi-volatile organic compounds. Groundwater has been impacted mainly by solvents and semi-volatile organic compounds.

Soils will be excavated to a depth of 25 feet throughout the entire site, with over-excavation to greater depths as needed. All soils removed from the site will be disposed according to applicable regulations. As the excavation will include soils below the water table, dewatering will be needed. Groundwater removed during dewatering will be treated before discharging to the sewer system under a New York City Department of Environmental Protection (NYCDEP) permit. Materials will

be imported to the site to be used for backfill and cover according to applicable regulations.

If the cleanup does not achieve Unrestricted Use Soil Cleanup Objectives, the following will be included in the remedy:
- Implementation of a Site Management Plan (SMP) for long-term maintenance of Engineering Controls; and
- An Environmental Easement will be filed against the site to ensure the implementation of the SMP.

An engineering control is any physical barrier or method employed to actively or passively contain, stabilize, or monitor contamination, restrict the movement of contamination to ensure the long-term effectiveness of a remedial program, or eliminate potential exposure pathways to contamination.

Summary of the Investigation
Results of the Remedial Investigation show that fill materials are present to a depth of about 15 feet below ground surface. Groundwater was found at a depth of about 12 feet below ground surface, and flows to the northeast. In addition, the Remedial Investigation found the following contamination:

Soils: Petroleum-related compounds and semi-volatile organic compounds were found in several locations to a depth of at least 20 feet below ground surface, with concentrations of benzene up to 8.6 parts per million (ppm) and naphthalene up to 620 ppm in the southern portion of the site. The Restricted Residential Soil Cleanup Objectives for these compounds are 4.8 ppm and 100 ppm, respectively. Chlorinated solvents were reported in several soil samples above Soil Cleanup Objectives, to depths of at least 20 feet, with vinyl chloride up to 2.6 ppm in the south-central portion of the site. The Restricted Residential Soil Cleanup Objective for vinyl chloride is 0.9 ppm.

Groundwater: Chlorinated solvents were reported above water quality standards at all of the sample locations, with pure solvent found in the southern portion of the site and concentrations of cis-1,2-dichloroethene up to 1,200 ppb in the southwest corner of the site. The water quality standard for cis-1,2-dichloroethene is 5 ppb. Benzene and semi-volatile organic compounds were also detected above water quality standards in several samples.

Soil Vapor: Chlorinated volatile organic compounds were reported in all of the soil vapor samples, with the concentrations of vinyl chloride up to 116,000 micrograms per cubic meter (mcg/m^3) in the eastern portion of the site, and trichloroethene up to 16,900 mcg/m^3 in the southeastern portion of the site. While the State has no standards or guidance values for soil vapor concentrations in areas not covered by a buildings, the concentrations of site related volatile organic compounds found in soil vapor at the site indicate that soil vapor intrusion could potentially impact future on-site buildings and existing off-site building.

Next Steps
NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Action Work Plan (with revisions if needed) 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
Location: The site is located in the Williamsburg section of Brooklyn, NY. The site has about 175 feet of frontage along Driggs Avenue and 100 feet of frontage along North 8th Street.

Site Features: The property is currently developed with an asphalt-paved parking lot, with a small attendant's booth.

Current Zoning and Land Use: The property is currently a parking lot. The zoning is commercial/industrial/high density residential.

Past use of the site: Based on a map dated 1855, the property is believed to have been the site of a manufactured gas plant. By 1887, the plant was demolished. By 1942, southern portions of the site were developed with a garage. Between 1942 and 1951, the garage was converted to an industrial building and occupied by a chair manufacturer. The chair manufacturer was replaced by a transformer manufacturer around 1965 and later by food warehouse around 1991. Both buildings were demolished in 2006 and replaced with the existing parking lot.

Geology and Hydrogeology: Soil at the site is described as historic fill materials to a depth of about 15 feet below the surface followed by native brown fine sand with silt and some clay. Groundwater is present at about 12 feet below ground surface, and flows to the northeast.

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 – Leonard Branch
81 Devoe Street
Brooklyn, NY 11211
Phone: (718) 486-6006

Brooklyn Community Board 1
Ms. Dealice Fuller
435 Graham Avenue
Brooklyn, NY 11211
Phone: (718) 389-0009
Email: bk01@cb.nyc.gov

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

Project-Related Questions
Conor Shea, P.E.
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233
Phone: (518) 402-9621
Email: conor.shea@dec.ny.gov

Site-Related Health Questions
Steven Karpinski
New York State Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
Phone: (518) 402-7860
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.

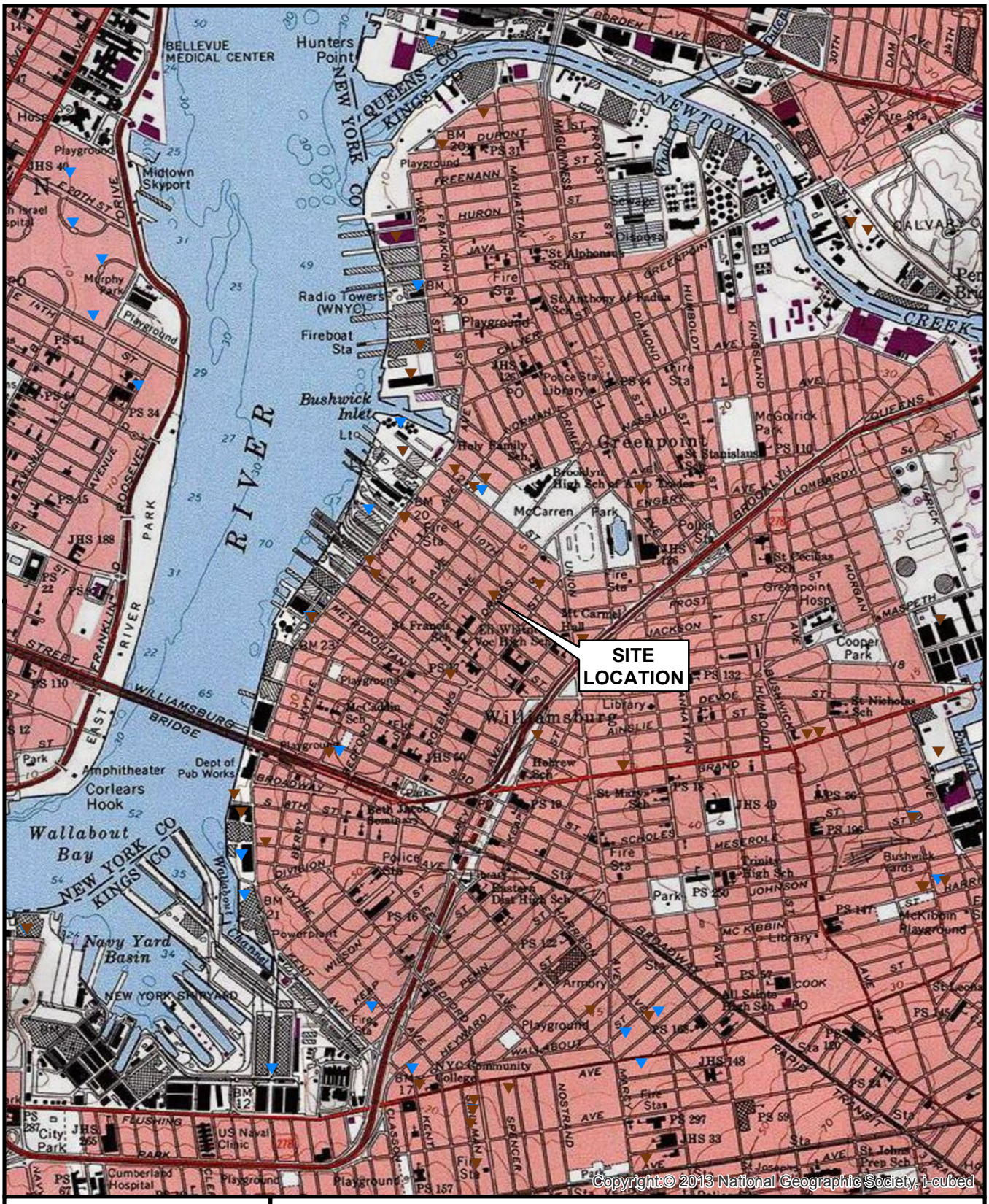
Receive Site Fact Sheets by Email

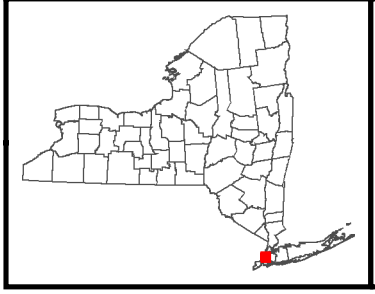
Have site information such as this fact sheet sent right to your email inbox.

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.





N
W E
S

0 950 1,900
Feet

Figure 1

Site Location Map

Former Sterling Transformer Corp
Brooklyn, New York
Site No. C224203

DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE

N
W E
S

0 40 80
Feet

Figure 2

Site Map

Former Sterling Transformer Corp.
Brooklyn, New York
Site No. C224203

DEPARTMENT OF ENVIRONMENTAL CONSERVATION • NEW YORK STATE •