



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Red Hook 3 Properties
DEC Site #: C224213
Address: 68 and 100 Ferris St., 242 and 300 Coffey St.
 Brooklyn, NY 11231

Have questions?
 See
 "Who to Contact"
 Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Red Hook 3 Properties site ("site") located at 68 and 100 Ferris St., 242 and 300 Coffey St., 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."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Red Hook 212 LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **April 29, 2016** through **May 30, 2016**. The proposed plan is available for 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see "Where to Find Information" below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and,

if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The Red Hook 3 Properties site is located in an urban area in the Red Hook neighborhood of Brooklyn, NY. The property is on the city block bordered by Buttermilk Channel to the northwest, Wolcott Street to the northeast, Ferris Street to the southeast, and Coffey Street and the Upper New York Bay to the southwest.

Site Features: The site consists of 4 tax parcels forming an L shape and covering approximately 9.063 acres. The properties are currently occupied by 2 warehouse buildings and one building housing a Bureau of Alcohol, Tobacco, and Firearms administration and storage facility.

Current Zoning/Use: The site is currently zoned for manufacturing as M2-1 which allows manufacturing and certain commercial uses.

Historic Use: Past uses include a maritime storage yard, a dry dock repair facility, a lumber yard, chemical and fertilizer manufacturing, tar manufacturing and resin, electric and gas operations, and a newspaper warehouse.

Site Geology and Hydrogeology: The subsurface strata consist of historic fill that extends from ground surface to depths ranging from 4 to 15 feet bgs. Historic fill is underlain by silty, medium to fine sand interlayered with silt changing to coarse to fine sand with gravel and silt extending to at least 67 feet bgs. Bedrock is estimated to be approximately 110 ft to 150 ft bgs based on local knowledge. Groundwater depth has been recorded at 10 - 12 ft bgs with flow likely being northwest towards the Buttermilk Channel. The site is at an elevation of about 10 ft above mean sea level.

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=C224213>

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 may 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.

Red Hook - Brooklyn Public Library
7 Wolcott Street
Brooklyn, NY 11231
phone: 718-935-0203

Who to Contact

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

Project-Related Questions

Stephen Malsan
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
Tel: 518-402-9646
Email: stephen.malsan@dec.ny.gov

Site-Related Health Questions

Albert DeMarco
NYS Department of Health
Corning Tower Room 1787 Empire State Plaza
Albany, NY 12237
Tel: 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.

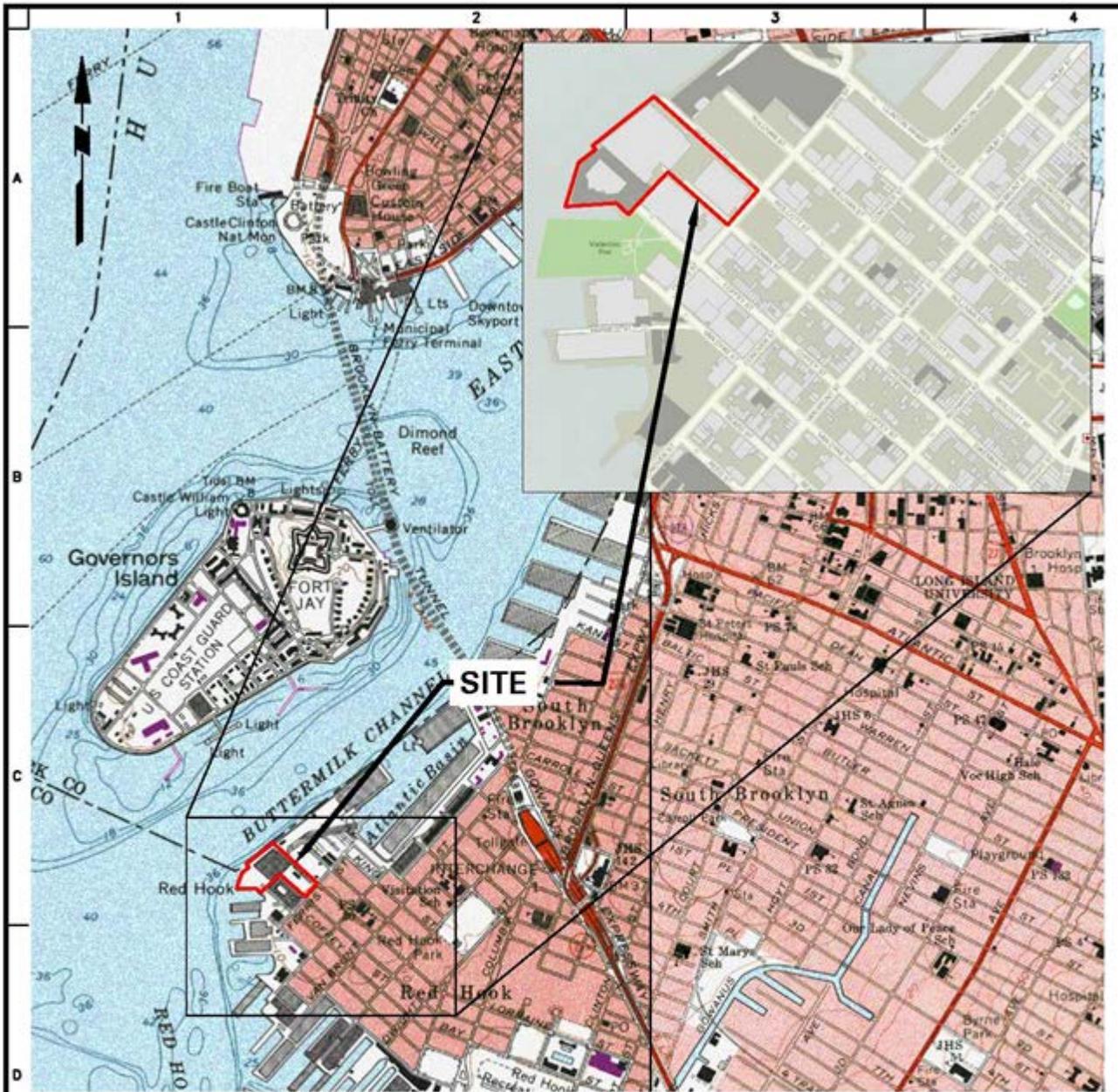
Receive Site Fact Sheets by Email

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.



LEGEND:

— SITE BOUNDARY

NOTES:

1. BASE MAP TAKEN FROM USGS TOPOGRAPHICAL MAPS FOR BROOKLYN AND JERSEY CITY QUADRANGLES.
2. INSET BASE MAP TAKEN FROM [HTTP://MAPS.NYC.GOV/DOITT/NYCITYMAP/](http://maps.nyc.gov/doitt/nycitymap/)

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Project
**RED HOOK 3
 PROPERTIES**
 BLOCK No. 595, LOT No. 70 and
 BLOCK No. 575, LOT Nos. 1, 80 & 100
BROOKLYN NEW YORK

Figure Title
**SITE LOCATION
 MAP**

Project No. 170195102	Figure No. 1
Date 4/22/2015	
Scale N.T.S.	
Drawn By MLR	Checked By SK
Submission Date	
Sheet 1 of 1	