NEW YORK STATE | Department of Environmental Conservation

August 2017

FACT SHEET

Brownfield Cleanup Program

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

Site Name: 432 Rodney Street
DEC Site #: C224216
Address: 432 Rodney, 123 and 129 Hope, and 441 Keap Street
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 432 Rodney Street site ("site") located at 432 Rodney, 123 and 129 Hope, and 441 Keap Streets, Brooklyn, NY 11211. 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 Rodney Street Investors 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 represents a significant threat to public health.

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=C224216

How to Comment
NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from August 2, 2017 through September 17, 2017. 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 seeks to achieve soil cleanup objectives for the protection of groundwater and protection of public health for restricted-residential use. Site-related contaminants include petroleum and chlorinated Volatile Organic Compounds (VOCs). Sufficient analytical data were gathered during the Remedial Investigation, together with previous studies, to establish soil cleanup levels and to develop a remedy for the site. This site was previously approved to conduct an Interim Remedial Measure (IRM). 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. This proposed remedy adds additional elements beyond those being conducted under the IRM.

Elements of the remedy currently underway in accordance with the previously approved Interim Remedial Measures:

- Removal of primary contaminant sources by decommissioning known and unknown Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) and associated piping;
- Excavation of petroleum-impacted soil down to the proposed development depth of up to 15 feet below grade.
- Installation of engineering controls consisting of a vapor barrier/waterproofing membrane and composite cover system consisting of the concrete slab as part of the proposed redevelopment for Lots 1 and 31; and
- Addition of the wells for chemical oxidation into the building design (prior to building foundation construction).

Elements of the remedy added by the final remedy decision:

- Implementation of a groundwater treatment program to treat VOCs, consisting of direct injections of PlumeStop® on Lots 27 and 28 and an application of PlumeStop® through the network of pre-installed pressurized injection wells on Lots 1 and 31;
- Installation of a soil vapor mitigation system for buildings on Lots 27 and 28;
- Rehabilitation of the composite site cap (building slabs) on Lots 27 and 28;
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site; and
- Development of a Site Management Plan for long term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional Controls and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.

Once approved, remedial activities will be performed in accordance with this Remedial Action Work Plan (RAWP) and the Department-issued Decision Document. The proposed and ongoing remedial actions will protect public health and the environment by removing the source of existing and continuing contamination to soil and groundwater. Elements of the remedy were selected based on plans and specifications submitted by the applicant in the described Remedial

Work Plan, including an evaluation of remedial actions associated with achieving alternative cleanup levels. Cleanup actions described in the Remedial Work Plan will address on-site contamination issues.

Summary of the Investigation

Soil and groundwater were analyzed for VOCs, semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), and pesticides. Based upon investigations conducted to date, the primary contaminants of concern include chlorinated- and petroleum-related VOCs, as described below:

- Petroleum related compounds and chlorinated VOCs such as tetrachloroethene (PCE) and trichloroethene were detected in soils above the respective unrestricted and/or restricted residential soil cleanup objectives (SCOs). SVOCs, and metals, typical of historic fill in New York City were also found above their respective unrestricted and/or restricted residential SCOs. PCBs and pesticides above the SCOs were also found sporadically across the site.
- Groundwater has been impacted with concentrations of petroleum related VOCs, including benzene, toluene, xylene, and naphthalene, and chlorinated VOCs, including PCE and TCE exceeding their respective ambient water quality standards.
- PCE, TCE and total VOCs were detected in soil vapor at ranges requiring mitigation.

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 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 432 Rodney Street site is located in an urban area in the Williamsburg neighborhood of Brooklyn, NY. The site consists of four tax parcels bordered by Ainslie Street to the north, Keap Street to the east, Hope Street to the south, and Rodney Street to the west.

Site Features: The site occupies and area of about 27,160 square feet (0.62 acres) and is developed with a one-story warehouse building. The warehouse is currently unoccupied.

Current Zoning and Land Use: The site is designated for contextual moderate to higher density residential development (R6A) and manufacturing (M-1/M-2). In addition, the site is situated within a Special Mixed Use District for Greenpoint-Williamsburg (MX-8), which allows for new residential and non-residential uses to be developed as-of-right and within the same building

structures. All lots have also been assigned an "E"-designation (E-138) for Underground Gasoline Storage Tanks Testing Protocol as part of the Greenpoint-Williamsburg Rezoning.

Past Use of the Site: Past uses include residential, an automotive garage, a poultry market, a store, smoked fish production, transportation and a warehouse.

Site Geology and Hydrogeology: The area of Brooklyn, NY where the property is located is highly developed and topped by infrastructure, including paved roads, walkways and buildings. Subsurface strata at the Brownfield site consists of historic urban fill characterized by loose brown to black medium-grained sand with varying amounts of brick and concrete extending to depths of up to 14 feet below grade surface (bgs). The historic urban fill is underlain by brown sand with varying amounts of clay. Bedrock consists of the metamorphic schist and quartzite of the pre-Cambrian Manhattan Schist Formation. The soils in the area of the property are classified as Urban Land. Depth to groundwater ranges from 15.80 to 17.34 feet bgs. Groundwater flow direction is 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 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 DEC 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

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 - Williamsburg
240 Division Avenue
Brooklyn, NY 11211
Tel: 718-302-3485

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211
Tel: 718-389-0009

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

Project-Related Questions
Kerry Maloney
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
Tel: 518-402-9629
Email: kerry.maloney@dec.ny.gov

Site-Related Health Questions
Steven Berninger
New York State Department of Health
Bureau of Environmental Exposure
Investigation Empire Plaza, Corning Tower,
Room 1787
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.

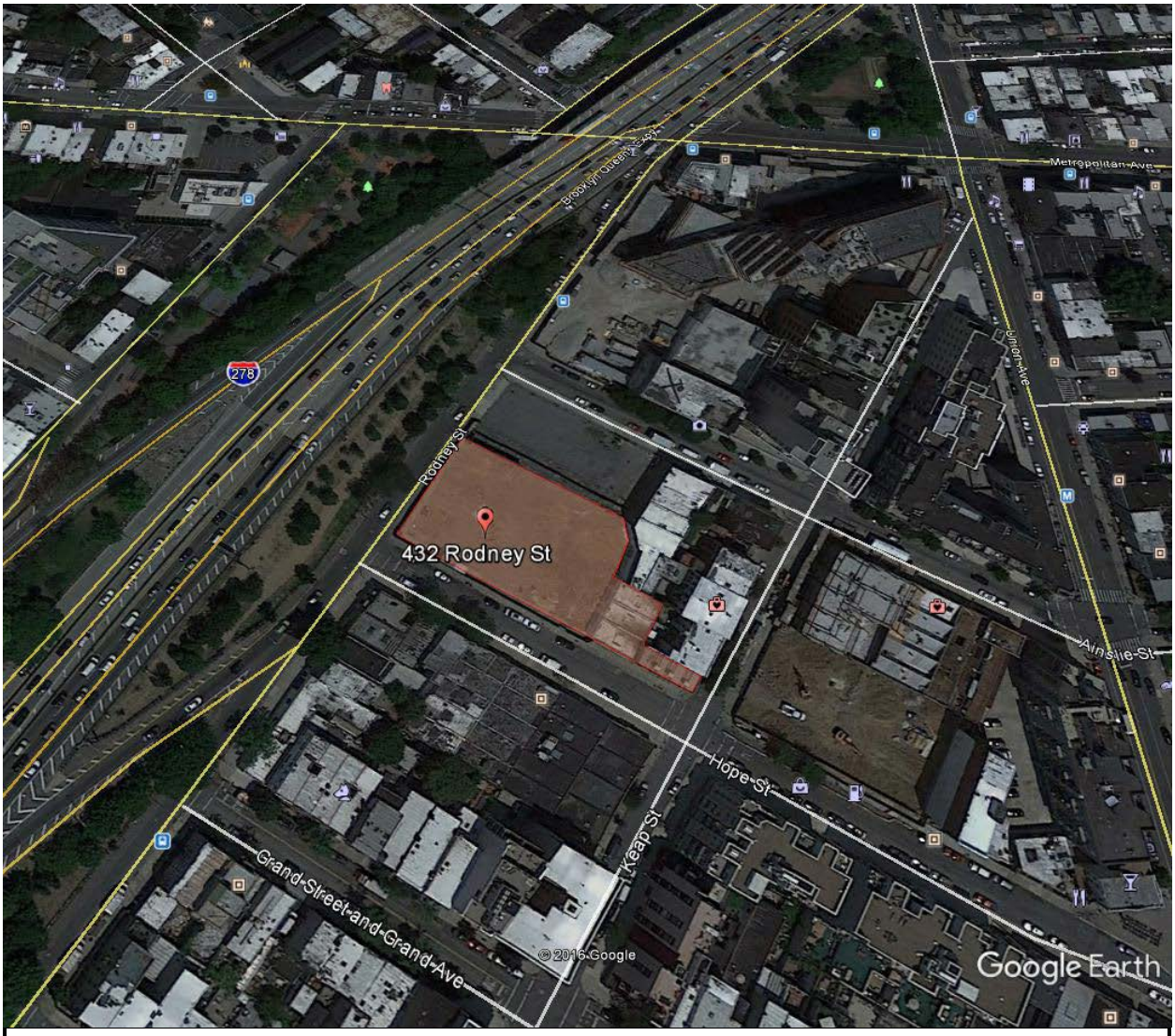

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Figure 1
DEC Site #: C224216
SITE LOCATION MAP
432 Rodney Street
Brooklyn, NY
Block 2374, Lots 1, 27, 28 &31

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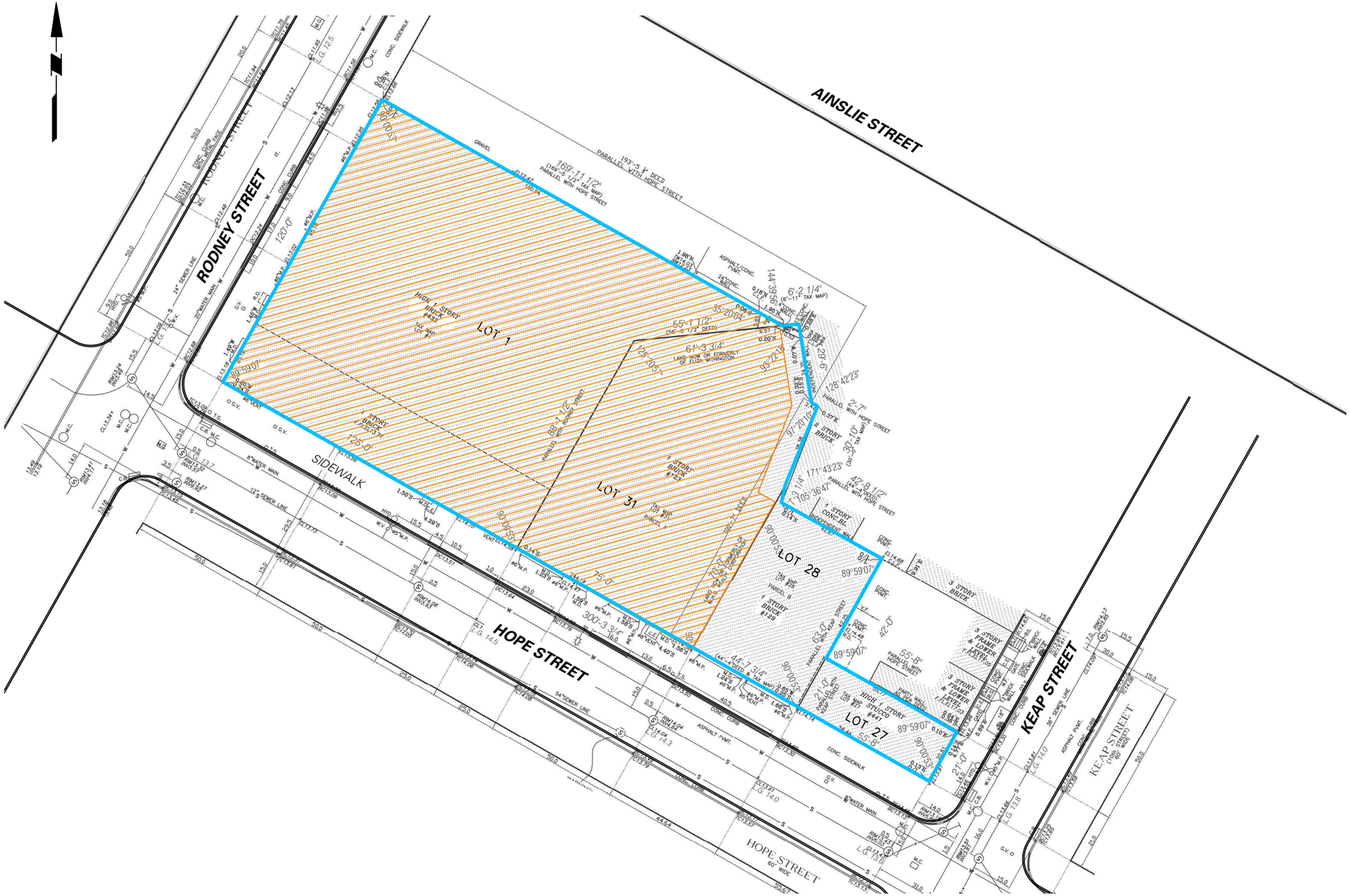

LEGEND:

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE AREA OF PROPOSED NEW BUILDING

GENERAL NOTES:

1. BASE MAP IS THE TOPOGRAPHIC SURVEY PREPARED BY ROGUSKI LAND SURVEYING, P.C., DATED MARCH 17, 2015
2. ELEVATIONS AND LEGAL GRADES SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM ON 1988 (NAVD88).

LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
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Collectively known as Langan

Project

432 RODNEY STREET

BLOCK No. 2374, LOT Nos. 1, 27, 28, & 31

BROOKLYN

KINGS **NEW YORK**

Figure Title

SITE LAYOUT PLAN

Project No. 170357801	Figure No. 2
Date 11/11/2016	
Scale 1"=40'	
Drawn By AS / Checked By BG	
Submission Date	Sheet 2 of 9

Filename: \\langan.com\data\NYC\data8\170357801\Cadd Data - 170357801\SheetFiles\RAWP\Figure 2 - Site Layout Plan.dwg Date: 1/27/2017 Time: 15:47 User: aschmiedicke Style Table: Langan.stb Layout: Figure 2 - Site Plan