



FACT SHEET

Brownfield Cleanup Program

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

Site Name: President Street Properties
DEC Site #: C224221
Address: Bond, Carroll and President Streets
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 President Street Properties site ("site") located at Bond, Carroll and President Streets, Brooklyn, Kings County. 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 426 President Street 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 **September 26, 2016** through **October 26, 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.

A Remedial Investigation Work Plan (RIWP) was prepared on behalf of 426 President Street LLC. The Remedial Investigation (RI) will be conducted in accordance with 6NYCRR Part 375-3.8, NYSDEC DER-10, and applicable NYSDOH Guidance for Evaluating Soil Vapor Intrusion.

The objectives and goals of the RI will be to:

- Define the nature and extent of contamination in all media at or emanating from the Site;
- Generate sufficient data to evaluate potential impacts to off-site properties;

- Generate sufficient data to evaluate the remedial action alternatives; and
- Generate sufficient data to evaluate the actual and potential threats to human health and the environment.

The field investigation will include the tasks listed below:

A) Geophysical Survey

- o Completion of a geophysical survey to identify potential USTs and underground structures and to clear sample locations to avoid subsurface utilities.

B) Soil Borings and Sampling

- o Advancement of 28 soil borings to approximately 15 feet bgs.
- o Collection of at least two soil samples from each soil boring location for a total of 56 soil samples.

C) Monitoring Well Installation and Sampling

- o Installation of 10 permanent monitoring wells co-located with soil boring locations.
- o Collection of one groundwater sample from each monitoring well for a total of 10 groundwater samples.
- o Survey and gauging of monitoring wells to evaluate flow direction.

D) Sub-Slab and Soil Vapor Points Installation and Sampling

- o Installation of six subsurface soil vapor points and three sub-slab soil vapor points.
- o Collection of one soil vapor sample from each sub-slab soil vapor point and one outdoor ambient air sample for a total of 10 samples.

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 President Street Properties site is located in the Gowanus neighborhood of Brooklyn, New York and is identified as Block 445, Lot 8 (327 Bond Street), and Block 438, Lots 1 (325 Bond Street), 2 (323 Bond Street) and 3 (319 Bond Street) and includes the former President Street.

Site Features: The site is occupied by a bus service, maintenance, and parking; a parking lot; former President Street; and a two-story commercial storage building. The site is bound by a

parking lot and commercial-use development to the north; the Gowanus Canal to the east; a two-story residential development and commercial/industrial property fronting on Carroll Street to the south; and Bond Street to the west. The former section of President Street runs east-west between the Gowanus Canal and Bond Street. This former portion of President Street is part of the President Street Properties site.

Current Use: The site is located in an M2-1 manufacturing district. The current use of the site is for commercial and industrial use. The intended use of the site will be for commercial use.

Historical Use: Past land uses associated with the site include the following:

- 1855 - Cement pipe company, a lime company and a stone yard;
- 1886 - A coal and wood yard, a large lime and brick shed with an office, a blacksmith, and a portion of a lumber yard;
- 1903-1915 - A coal yard operation with open coal storage, a repair shop, a kindling wood factory, a masonry operation, and wood storage;
- 1922 - A coal yard and a masonry operation;
- 1938 - A coal yard, auto wrecking and repair, and a storage building/parking garage;
- 1950 - Two auto repair shops, a coal yard with storage, an ironworks, truck parking, public warehouses, and a welding shop;
- 1969-1988 - Auto wrecking and salvage, a coal yard with storage, a woodworking shop, an iron works, a welding shop, a warehouse, and truck parking and repair;
- 1991-1992 - Used car sales, truck and auto parking, a woodworking shop, a welding shop, and auto repair;
- 1993 - Auto wrecking and repair, truck and auto parking, a woodworking shop, a welding shop, and a commercial building; and
- 1995-2007 - Auto wrecking and repair, truck and auto parking, a woodworking shop, a welding shop, and a commercial building.

Geology and Hydrogeology: The site surface sits at an elevation of approximately 10 feet above mean sea level. The topography of the site is generally level, and the surrounding area slopes gently east toward the Gowanus Canal. The subsurface strata at the site consists of fill material characterized by sand with brick, concrete fragments and coal tar ash. The on-site fill layer is most likely underlain by native sands and silty sands. Bedrock is anticipated to be upwards of 75 feet below grade.

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=C224221>

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** 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.

Carroll Gardens Branch Library
Attn: Cheryl Powell
396 Clinton Street
Brooklyn, NY 11231
phone: 718-596-6972

Craig Hammermann, District Manager
Attn: Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201
phone: 718-643-3027
(info@brooklyncb6.org)

Who to Contact

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

Project Related Questions

Heather L. Bishop
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9692
heather.bishop@dec.ny.gov

Site-Related Health Questions

Angela Martin
New York State Department of Health
Center for Environmental Health Corning
Tower, Rm 1787
Albany, NY 12237, NY 12237
518-402-7860
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.

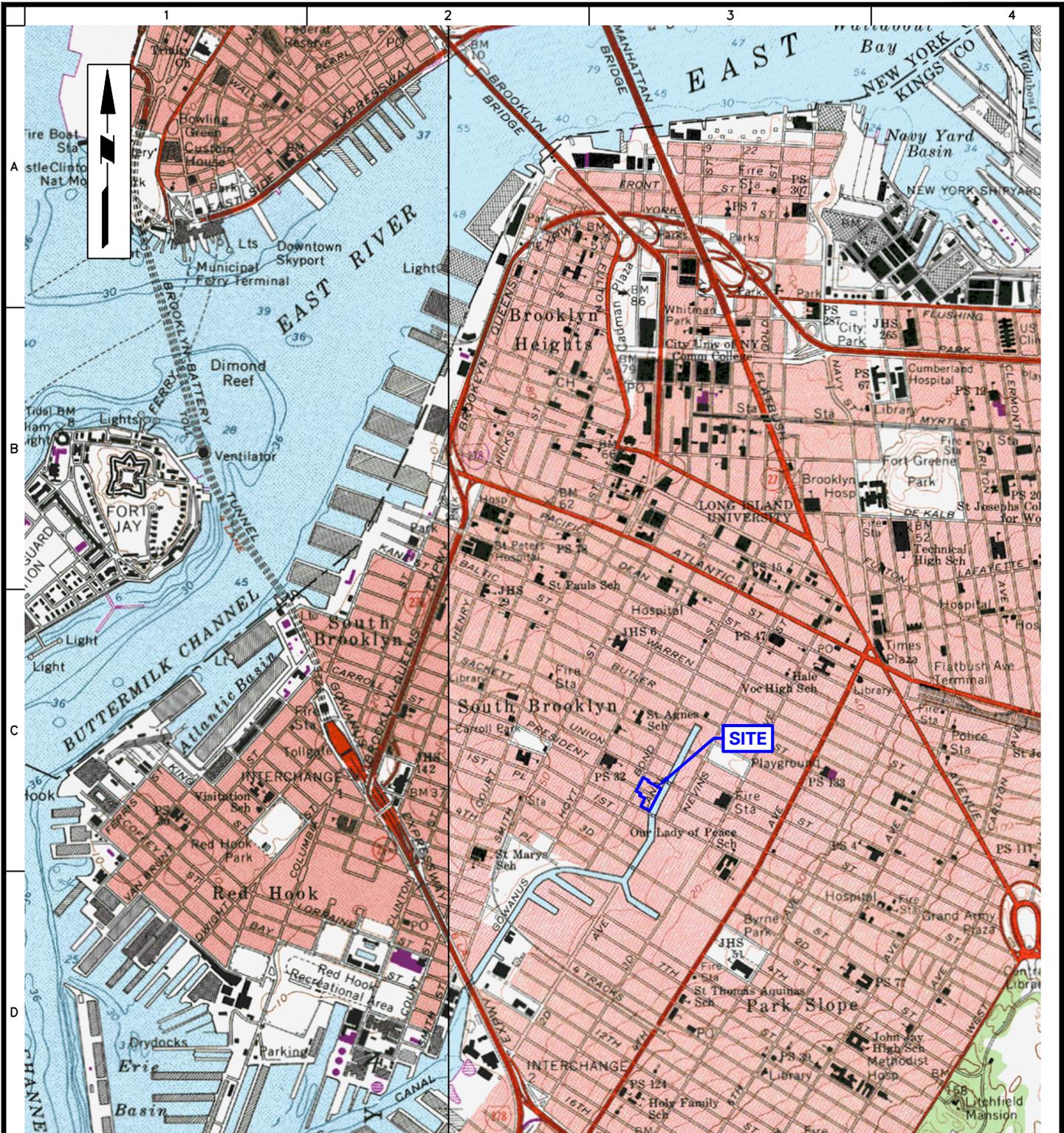
Receive Site Fact Sheets by Email

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.



SOURCE: UNITED STATES GEOLOGICAL SURVEY (USGS) TOPOGRAPHIC MAPS FOR BROOKLYN AND JERSEY CITY QUADRANGLES.

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Project
**PRESIDENT STREET
 PROPERTIES**
 BLOCK No. 438, LOT Nos. 1, 2, & 3
 BLOCK No. 445, LOT Nos. 8, 11, & 20
 BROOKLYN
 KINGS NEW YORK

Figure Title
**SITE LOCATION
 MAP**

Project No.
 170364001
 Date
 5/5/2015
 Scale
 1"=2000'
 Drawn By
 AT
 Checked By
 RM
 Submission Date
 -

Figure No.
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 Sheet 1 of 5