



# FACT SHEET

# Brownfield Cleanup Program

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**Site Name:** 19 Patchen Avenue  
**DEC Site #:** C224232  
**Address:** 19 Patchen Avenue  
Brooklyn, NY 11221

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 19 Patchen Avenue site ("site") located at 19 Patchen Avenue, 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 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 22, 2016** through **October 28, 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.

The Remedial Investigation Work Plan is designed to determine the nature and extent of contamination both on and off the site, and provide sufficient information to develop a quantitative exposure assessment, an indication of what impacts the past or present use of the site is having on people and the environment. The following elements are proposed:

- Advance six exterior soil borings to the northwest and northeast of the Site to identify the extent of contamination associated with the Site;

- Collect one shallow sample from the fill material (the top 5 -10 feet below ground level) at a previously sampled location.
  - Collect soil samples from the interval of highest suspected contamination or directly above the groundwater interface;
  - Convert three exterior soil boring locations to permanent groundwater wells; and,
  - Analyze soil samples for all classes of contaminants, not just dry cleaner related ones.
- Install three shallow two-inch diameter permanent monitoring wells to establish groundwater conditions at the downgradient and upgradient directions from the site;
  - Install one deep two-inch diameter permanent monitoring well at the location of the previously detected highest concentration of Tetrachloroethylene (PCE) to investigate potential vertical migration;
  - Collect groundwater samples from all wells;
  - Analyze samples from all wells for all classes of contaminants;
  - Survey monitoring wells to obtain groundwater elevations. Groundwater elevations will be used to prepare a groundwater flow contour map for the Site.
- Install six soil vapor points at outdoor off-site locations;
  - Install two interior sub-slab soil vapor points at the Site;
  - Purge and collect all soil vapor samples at each location;
  - Collect one indoor air sample at the site;
  - Collect one outdoor ambient air sample; and,
  - Analyze soil vapor, sub-slab, indoor and ambient air samples for contaminants of interest.

#### *Additional Details*

##### Previous Investigations:

In 2015 a Phase I investigation was performed for the site. A Phase I investigation is a search of records relating to current and past uses of the property of interest and surrounding areas. The Phase I for 19 Patchen identified an on-site dry cleaner that has operated for approximately fifty-five years.

A Phase II investigation was performed to determine if releases to the environment had occurred from operation of the dry cleaner. The investigation included the following:

- Advancement of four interior borings and two exterior borings.
- Collection of grab samples from the six soil borings for a total of 12 soil samples and analysis for the chemicals of interest (those expected to be found near a dry cleaner).
- Installation and sampling of three soil vapor points along with a co-located indoor air sample in the basement of 19 Patchen Avenue; all soil vapor and ambient air samples were analyzed for chemicals of interest.
- Installation and sampling of two permanent well points in the sidewalk north and west of the Site. All groundwater samples were analyzed for chemicals of interest.

PCE, sometimes known as Perchloroethylene or "Perc", a chemical used in dry cleaning, was detected in 7 of 12 soil samples at levels that do not indicate a concern. PCE was detected in groundwater at levels slightly above groundwater standards; groundwater requires additional investigation. PCE was detected in sub-slab soil gas and in indoor air at levels that indicate additional testing is needed.

## **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 site, with an address of 19 Patchen Avenue, is located in an urban area and is identified as Block 1618, Lot 8. The site is located at the southeast corner of Patchen Avenue and Van Buren Street in the Bedford Stuyvesant area of Brooklyn.

### **Site Features:**

The site is developed with a four-story, residential/commercial building with residential spaces on floors one through four; commercial space on the first floor and basement. Some building mechanicals and storage not associated with the commercial space are also in the basement. A small at-grade yard is located on the eastern portion of the site.

### **Current Zoning and Land Use:**

The Site use is currently residential and commercial. The site is zoned R6A, which denotes medium density areas with high lot coverage buildings. The present commercial use of the first floor is allowed as a pre-existing non-conforming use under the New York City Zoning Resolution. The adjacent properties are residential, mixed use (residential/commercial) and parking facilities.

### **Past Use of the Site:**

The Site use has been residential and commercial since at least 1908, with a dry cleaning facility for at least 55 years. The prior use of the Site as a dry cleaner has been attributed to documented impacts to soil vapor and groundwater. These impacts were discovered during sampling in June through August of 2015. No remediation has been completed at the Site to date.

### **Site Geology and Hydrogeology:**

The surface topography slopes down to the northeast. Based on the U.S. Geological Survey (Brooklyn-NY 2010 Quadrangle) topographic map, the property lies at an elevation of approximately 55 feet above the National Geodetic Vertical Datum of 1929 (an approximation of mean sea level). The shallow soils include historic fill material (sands mixed with cobbles and

brick) to depths of up to 5.5 feet below the basement level, underlain by native silts and sands to depths of at least 50 feet below grade. The approximate depth to bedrock is 350 feet from grade surface. Groundwater has been measured at a depth of approximately 42 feet below grade. The assumed groundwater flow direction is toward the northwest.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C224232>

**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.

Brooklyn Public Library - Dekalb Branch  
790 Bushwick Avenue  
Brooklyn, NY 11221  
phone: (718) 455-3898

Brooklyn Community Board #3  
Attn: Henry Butler  
1360 Fulton Street  
Brooklyn, NY 11216  
phone: (718) 622-6601

### Who to Contact

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

#### Project Related Questions

Cynthia Whitfield  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7015  
518-402-9568  
cynthia.whitfield@dec.ny.gov

#### Site-Related Health Questions

K'Drea Fox  
New York State Department of Health  
Empire State Plaza Corning Tower Room 1787  
Albany, 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.

RE: GOOGLE EARTH PRO, 11/2012 PHOTO

0  60  
SCALE: 1" = 60'



DRAWING TITLE SITE FIGURE MAP	DRAWN BY MC	CONSULTANT 	CLIENT 19 PATCHEN AVENUE BROOKLYN, NY
	CHECKED BY KM		
DRAWING NO. FIGURE 2	DATE 2/3/15	TENEN ENVIRONMENTAL, LLC 121 West 27th Street Suite 303 New York, NY 10001 O: 646-606-2332 F: 646-606-2379	
	SCALE: AS NOTED		