



FACT SHEET Brownfield Cleanup Program

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

Site Name: Williamsburg Bridgeview Apartments
DEC Site #: C224233
Address: 105 S. 5th Street
Brooklyn, NY 11249

Have questions? See "Who to Contact" Below

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Williamsburg Bridgeview Apartments site ("site") located at 105 S. 5th Street, 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." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from September 20, 2016 through October 20, 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.

Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

The proposed Interim Remedial Measure for the site is the excavation of soils from the site to remove historic fill materials from the surficial soils. Only the top two feet of soil need to be removed to meet the Restricted Residential Soil Cleanup Objectives (RRSCO) for the site. The Volunteer will remove the required amount of soil for cleanup of the site plus additional soil to prepare for construction of the building.

Summary of the Investigation

The investigation of the site included sampling soils at multiple depths and groundwater for Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, and Polychlorinated Biphenyl (PCBs)/Pesticides. In addition soil vapor was also collected and analyzed for VOCs.

The groundwater investigation showed exceedances of the standard (5 parts per billion (ppb)) for the VOCs - Tetrachloroethene (up to 64.7 ppb) and Trichloroethene (up to 9.2 ppb), and the metals, iron, manganese, selenium, and sodium. Iron and sodium are naturally occurring metals. The exceedance of selenium (12ppb) is only slightly above the standard (10ppb). The exceedances of manganese (maximum 952 ppb) moderately exceed the standard (300 ppb).

The soil investigation showed exceedances of the restricted residential SCO only in the top two feet of soil. Exceedances were for the SVOCs, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and indeno(1,2,3-cd)pyrene only slightly exceeding their respective standards.

Soil vapor has no standards or guidance values to compare by. However, elevated levels of Tetrachloroethene and Trichloroethene were observed and could be an indication of the potential for soil vapor intrusion in buildings built on the site or in the area.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). 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. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

### **Background**

#### **Location:**

The project site is located at 99-101 South 5th Street aka 337 Berry Street (Block 2443; Lot 6 – formerly known as Lots 6, 37 & 41), Williamsburg, Brooklyn; an urban area within New York City and within Brooklyn Community Board 1. The site is approximately 15,870 square feet.

#### **Site Features:**

The main site feature was an abandoned warehouse that was owned by the City of New York’s Landmark Preservation Commission (“LPC”) and used as a Salvage Warehouse - demolished as of August 2016. This property is specifically located at 337 Berry Street (the former lot 6). Lots 37 and 41 are vacant.

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

This site is currently inactive and is zoned M1-2/R6, Special Mixed Use District (MX-8). The surrounding parcels are currently used as residential condominiums and/or apartment buildings and light ground floor commercial spaces.

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

An architectural salvage program was started at the warehouse on the site in 1980. Salvaged items such as doors, windows, fences, and decorative elements, were sold to the public. The program ended in 2000 due to budgetary constraints. Former lots 37 and 41 were originally housed with two story residential buildings from ca. 1868. All three former lots (6, 37 & 41) were listed as an E Designation Site in the Greenpoint-Williamsburg Rezoning Environmental Impact Statement (EIS) where

an auto body shop was suspected to exist at some point, specifically on Lot 41. For information on NYC's E-Designation program, please visit:

<http://www.nyc.gov/html/oeo/html/e-designation/e-designation.shtml> .

**Site Geology and Hydrogeology:**

Fill material exists at depths between 0-5 feet below ground surface (bgs). Soils consist of well-graded sand (ranging from fine to coarse)with silt. Small to large sized gravel and cobbles exist at all depths. Bedrock was encountered at depths ranging from 27 to 42 feet bgs and appears to slope downward to the north with the topography towards the East River. Groundwater exists at approximately 45-47 feet bgs and flows west towards the East River.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C224233>

**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 - Williamsburgh Branch  
240 Division Avenue at Marcy Avenue  
Brooklyn, NY 11211  
phone: 718-302-3485

Brooklyn Community Board No. 1  
435 Graham Avenue  
Brooklyn, NY 11211  
phone: 718-389-0009

## Who to Contact

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

### Project Related Questions

Melissa Sweet  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7015  
518-402-9620  
melissa.sweet@dec.ny.gov

### Site-Related Health Questions

Eamonn O'Neil  
New York State Department of Health  
BEEI, 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.**

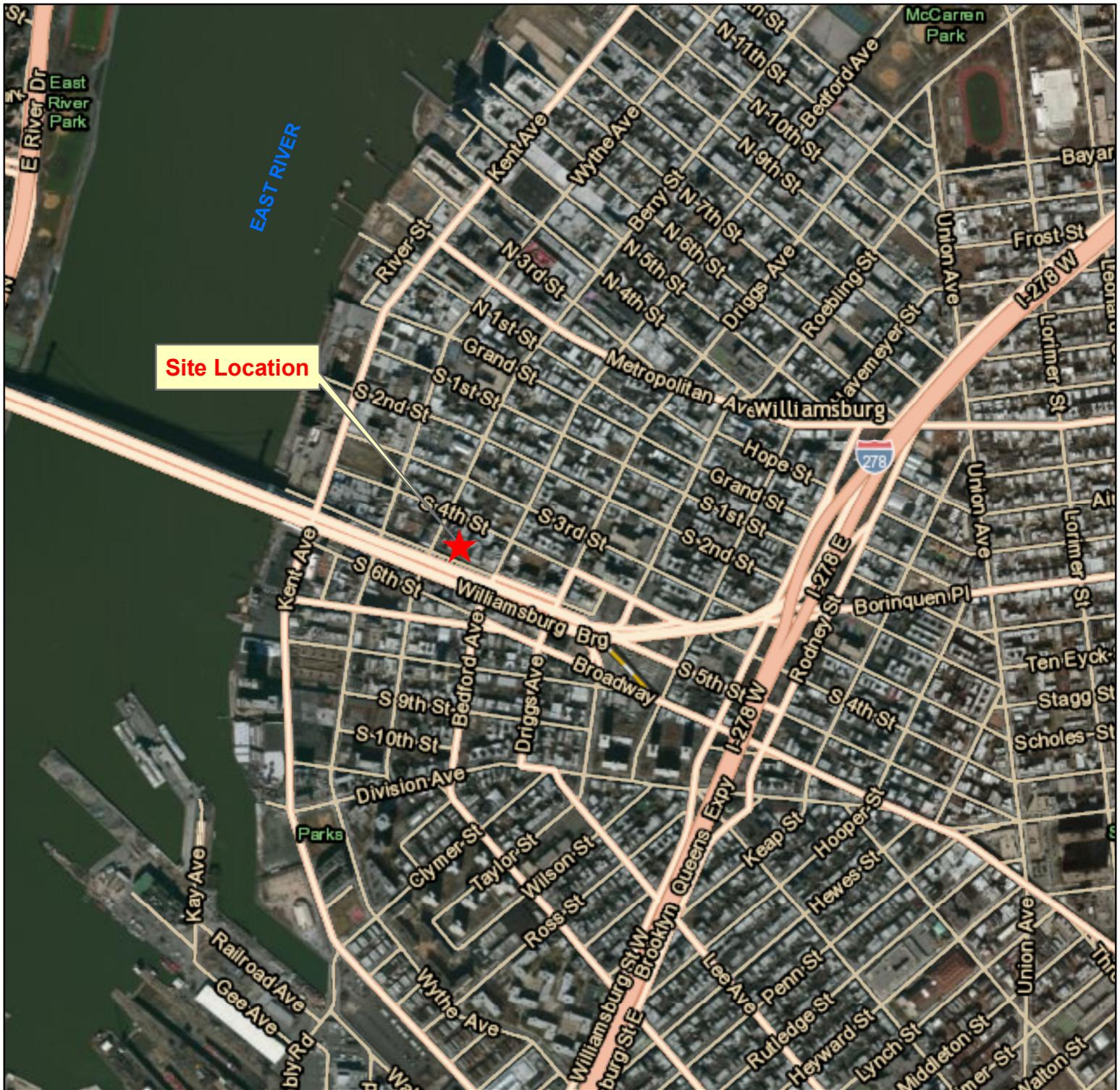
### **Receive Site Fact Sheets by Email**

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.



Notes: Aerial basemap provided by Esri, HERE, DeLorme, TomTom, MapmyIndia, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo; Copyright: © OpenStreetMap contributors, and the GIS user community



0 350 700 1,400 2,100 2,800 Feet  
1 inch = 1,250 feet

## FIGURE 1 SITE LOCATION MAP

337 Berry St. & 99-105 South 5th St.  
(Block 2443 / Lots 6, 37, 41)  
Brooklyn, New York



**equity environmental engineering**

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DRAWN BY/ DATE

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DRAWING NUMBER

NG / 04-14-15

2014074-01