



<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: Third Avenue Yard
DEC Site #: C224245
Address: 222 First Street
 Brooklyn, NY 11215

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 Third Avenue Yard site ("site") located at 222 First Street, 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."

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

<http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=C224245>

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 (BCP). The investigation will be performed by Consolidated Edison Company of New York, Inc. ("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 August 10, 2017 through September 8, 2017. 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.

Elements of the investigation include:

- Installation and sampling of soil borings to determine the extent of polychlorinated biphenyl (PCB), Manufactured Gas Plant (MGP), petroleum and urban fill contamination.

- Installation and sampling of additional groundwater wells to determine current groundwater conditions.

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 BCP site is the Con Edison Third Avenue Yard Service Center located in an urban area in Brooklyn, NY. The property occupies a city block (approximately 6.77 acres) and is bounded to the north by 1st Street, to the south by 3rd Street, to the west by 3rd Avenue, and to the east by 4th Avenue.

Current Site Features:

The property is entirely covered by contiguous impervious surfaces consisting of buildings, asphalt pavement and concrete. The property is fenced in with secure access points located on 3rd and 1st Streets. Seven functional areas are present at the property: Stores Building; Operations and Transportation Buildings; Pole/Cable Reel Storage Area; Flush Truck Facility (used to receive and treat flush-truck wastes); Former South Underground Storage Tanks (UST) Area (previously contained gasoline and diesel USTs); North UST Area (contains two 2,500 gallon USTs containing gasoline and diesel fuel) and paved parking lots.

Current Zoning and Land Use:

The property is zoned M1-2 (commercial/industrial). Con Edison currently uses the property as a utility service center. Operations include indoor storage, pole/cable reel storage, operation of fleet fuel dispensing, auto repair garage, parking of fleet and staff vehicles, administrative offices, and flush truck area. The surrounding area is mostly commercial/light industrial.

Past Use of the Site:

The property consisted of a tidal wetland until 1860 when the property was backfilled. A baseball stadium was present until approximately 1918, when it was converted into warehouse space.

Between 1918 and the time the property was acquired by Brooklyn Edison Company, Inc. (predecessor to the current owner) in 1925 the property was used mainly for warehouse and trucking operations. After being acquired by Brooklyn Edison, the property was used as an electric utility work-out location. From at least 1933 to 1964, a portion of the property fronting Fourth Avenue also housed gasoline service stations leased to third-party operators. In 1947, a concrete pit was constructed on the southern corner of the property for dewatering sludge recovered from Con Edison electric manholes/vaults. This pit was connected to the municipal sewer and was utilized until 1974 when it was decommissioned and the current Flush Truck facility was constructed in the same location.

Site Geology and Hydrogeology:

The subsurface soil includes three primary lithologies that include urban fill, the naturally-occurring marsh deposits and underlying sands and silt. The urban fill is continuous across the property, extends from ground surface to 20 to 30 feet below ground surface (“ft bgs”) and consists of sand and silt, gravel, cobbles, concrete, brick, slag, cinders, coal fragments, glass, wood, shells, and metal. Beneath the fill and on top of the silt-clay layer are discrete lenses of more coarse grained sand and gravel. Underlying fill at the property is naturally-occurring deposits, which consist primarily of silt, clay and peat. The presence of shell and plant fragments suggests that these are tidal marsh deposits.

The shallow water table occurs in the fill layer beneath the property at depths ranging from 7-12 ft bgs. Generally, groundwater flow at the property is to the west.

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 – Pacific Branch
25 4th Avenue
Brooklyn, NY 11217
phone: (718) 638-1531

Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201
phone: 718-643-3027

Who to Contact

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

Project Related Questions

Michael Haggerty
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7017
Tel: 518-402-9688
Email: michael.haggerty@dec.ny.gov

Site-Related Health Questions

Gregory Rys
New York State Department of Health
Empire State 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.



Site No. C224245
Third Avenue Yard

Background Source: NYC.gov

Brownfield Site Location Map