



FACT SHEET

State Superfund Program

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Site Name: Empire Electric Company
DEC Site #: 224015
Site Address: 5200 1st Avenue
Brooklyn, NY 11232

August 2012

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is reviewing a Basis of Design for Empire Electric Company ("Site") located at 5200 1st Avenue, 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."

The Site is listed as a Class "2" in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit:
<http://www.dec.ny.gov/chemical/8439.html>

How to Comment

NYSDEC is accepting written comments about the proposed Interim Remedial Measure (IRM) Basis of Design for 30 days, from August 1, 2012 through September 1, 2012. The proposed IRM is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the project manager listed under Project-related Questions in the "Who to Contact" area below.

Draft Interim Remedial Measure Basis of Design

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 come in contact with contamination) can be effectively addressed without extensive investigation and evaluation.

This IRM consists of building demolition which has been identified by the Division of Environmental Remediation (DER) of the NYSDEC as necessary for the protection of public health and the environment at the Empire Electric site.

The building presents a significant environmental threat due to the potential for Polychlorinated Biphenyl (PCB) releases from PCB-contaminated building material.

Building demolition has been determined necessary to complete the remedial investigation and to eliminate a continued potential source of contaminant release, transport, and exposure to the public and environment in the vicinity of the Site. The protection of public health extends not only to the chemical contamination, but also to the potential physical hazards represented by the

NYSDEC is conducting a public comment period because the IRM is likely to represent a significant part of the cleanup for this Site.

Next Steps

NYSDEC will consider public comments, revise the Basis of Design as necessary, and approve the IRM Basis of Design in consultation with New York State Department of Health (NYSDOH). The approved Basis of Design will be made available to the public (see “Where to Find Information” below). After the Basis of Design is approved, the activities detailed in it 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 Empire Electric Company site is located at 5200 1st Avenue in Brooklyn, New York on the southwest corner of 52nd Street and 1st Avenue.

Site Features: The Site contains a deteriorated, vacant, red brick building that covers the entire site. The Site consists of a 100 ft × 240 ft parcel (Section 1, Block 803, Lot 9). Directly adjacent to northwest of the Site is a 100 ft × 140 ft parcel (Block 803, Lot 6) that contains a contiguous structure scheduled to remain. This building shares a common wall and adjoining steel truss roofing structure with the Empire Electric building.

Current Zoning/Use(s): The Empire Electric building is vacant and inactive. The area is primarily industrial in nature, with a potato chip manufacturing plant (Utz), a New York City Department of Sanitation vehicle maintenance and storage building, an overnight courier (DHL), the former Brooklyn Union Gas (BUG) - Kings County Works manufactured gas plant site, and the waterfront (Bush Terminal docks) in the general vicinity.

Historical Use(s): The building was constructed in 1892 by the Brooklyn City Railroad Company for use as a power plant for the municipally owned trolley system. The building was used for electrical generation until the 1930s when the trolley system was abandoned. The facility was conveyed to the city of New York in 1940. In 1951, the property was sold and subdivided the parcel into two lots (Lot 9 and Lot 6). On 5 September 1951, Lot 9 was sold. Empire Electric operated on Lot 9, the eastern two-thirds of the building, from 1951 to December 1986 when the property was once again sold. During at least some of this time period, activities within the

Site Geology and Hydrogeology: The Site, situated approximately 1,200 feet from the Upper New York Bay at the western end of Brooklyn, is topographically flat. The elevation of the Site is approximately 16 feet above mean sea level (msl), sloping gradually up from the Hudson River. Site soil directly beneath the building consists primarily of fill and debris materials, underlain by sand and gravel, and beneath these layers, bedrock. The water table beneath the Site occurs at a depth of approximately 17 to 21 feet below ground surface (bgs). Regional groundwater flow direction is to the west, toward the Upper New York Bay. The depth to bedrock is unknown, but is likely greater than 100 feet bgs.

Surface drainage generally follows the topography, and the flow is northwest along 52nd Street toward the Upper New York Bay. Storm-water drains are present along 52nd Street and First Avenue. Surface run-off collects in these drains and then flows directly into the Upper New York Bay.

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

<http://www.dec.ny.gov/cfm/EXTAPPS/DEREXTERNAL/HAZ/DETAILS.CFM?PAGEID=3&PROGNO=224015>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Roxana Benavides
Brooklyn Public Library
Sunset Park Branch
5108 4th Ave. at 51st St.
Brooklyn, NY 11220
Tel: (718) 567-2806

Who to Contact

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

Project Related Questions

Kevin Sarnowicz, Project Manager
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9768
Email: kpsarnow@gw.dec.state.ny.us

Project Related Health Questions

Stephanie Selmer
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower,
Room 1787
Albany, NY 12237
Email: slh09@health.state.ny.us

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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



