



FACT SHEET

Brownfield Cleanup Program

220 Water Street
Site#C224098
Brooklyn, NY

June 2007

Draft Remedial Work Plan Available for Public Comment

The New York State Department of Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to premises located at 220 Water Street in Brooklyn, Kings County, New York (the "Site"). See map for the location of the site. The proposed remedy is described in a draft "Remedial Work Plan" that was submitted by Hawthorne Village, LLC (the "Volunteer") under New York's Brownfield Cleanup Program (BCP).

NYSDEC previously accepted an application submitted by the Volunteer to participate in the BCP. The application proposes that the site will be used for restricted-residential and commercial purposes.

Public Comments About the Draft Remedial Work Plan

NYSDEC is accepting written public comments about the draft Remedial Work Plan for 45 days, from June 15, 2007 through July 29, 2007. The draft Remedial Work Plan is available for public review at the document repository identified in this fact sheet.

Written comments should be submitted to:

Mr. Jonathan Greco, Project Manager
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016

Highlights of the Draft Remedial Work Plan

The Remedial Work Plan has several goals:

- 1) identify cleanup levels to be attained or the process to be used to determine these levels;
- 2) explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
- 3) provide a detailed description of the remedy selected to address site contamination. The work will be performed by the Volunteer with oversight by NYSDEC and the New York State Department of Health (NYSDOH). "*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

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 and business.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

The proposed Site remedy is as follows:

- Excavate soil containing lead above clean-up

- goals;
- Closure of basement drains;
- Installation of an active sub-slab depressurization (SSD) beneath the Site building;
- SSD system routine operations and maintenance; and
- Recording of an environmental easement.

Soil with lead concentrations above 400 mg/kg beneath sidewalk areas is planned to be excavated. The 400 mg/kg endpoint concentration goal for soil below sidewalk areas is consistent with the 6 New York Code of Rules and Regulations (NYCRR) Part 375.6 restricted-residential use soil cleanup objective (SCO), which is protective of potential future utility workers or construction workers conducting work in these areas. Identified areas of soil containing lead above 1,000 mg/kg beneath the Site building are planned to be excavated to remove known lead hot spots. The endpoint concentrations of 400 mg/kg and 1,000 mg/kg are considered to be cleanup goals for lead in soil for beneath sidewalks and the Site building, respectively. However, it is recognized that some soil concentrations may remain in place above these goals beneath the Site cover and will be managed through the Site Management Plan (SMP) in accordance with the environmental easement.

An environmental easement will be recorded to control future Site uses and provide for the future operation and maintenance of engineering controls (i.e., SSD system and surface cover) on the Site. The environmental easement will specify allowable uses for the Site, restrict groundwater use at the Site, and provide for implementation of an SMP. The SSD system will be designed to prevent impacts to indoor air. Plans and specifications to supplement the Remedial Work Plan will be submitted to NYSDEC prior to implementation. Asbestos containing building material and lead-based paint, while not covered as part of the BCP, will be addressed appropriately during the site redevelopment in a manner consistent with all federal, state, and local requirements.

Significant Threat Determination

NYSDEC has determined that 220 Water Street does not pose a significant threat to human health and the environment. The New York State Department of Health (NYSDOH) concurred in the determination that the Site does not pose a significant threat to human health. NYSDEC made the determination that the Site does not pose a significant threat because there are no readily accessible exposure paths to site-related contaminants, and there is no observed groundwater degradation due to site-related contaminants.

Next Steps

NYSDEC will consider public comments when it completes its review, have any necessary revisions made and, if appropriate, approve the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. When NYSDEC approves the Remedial Work Plan, the Volunteer may proceed with the design and construction of the site remedy. It is estimated that design and construction activities will take about six months to a year.

The remedial action proposed for 220 Water Street is relatively simple. NYSDEC has determined that site-specific technical plans that will be added will allow the Remedial Work Plan to serve as a Remedial Action Work Plan that will guide construction of the remedy.

NYSDEC will keep the public informed during the remediation of 220 Water Street.

Background

The Site, approximately one acre in size, is located in a mixed residential/commercial/industrial area. Properties to the south, east, and west of the Site were recently rezoned to accommodate residential

development. The Site was used for industrial purposes since at least 1887, when the Union White Lead Works, operated at the Site. It was also used by the Hanan & Sons Shoe Factory, whose operations ceased between 1915 and 1938. From 1952 until 2005, the Site was used by a number of manufacturers and commercial distributors.

A Phase II Environmental Site Assessment was conducted in July 2004, which identified lead in soil above SCOs. Following the Phase II, the BCP application was submitted to NYSDEC in October 2004 and accepted December 2004. The Brownfield Cleanup Agreement (BCA) was executed January 27, 2005.

The Remedial Investigation (RI) for soil, groundwater, soil vapor, and indoor air was performed in November 2005 to March 2006, and an additional well was installed and sampled in October 2006. The RI Report was submitted in December 2006 and was approved February 27, 2007.

In general, the RI found localized soil areas containing elevated lead concentrations, with limited metals and semi-volatile organic compounds (SVOCs) detected at concentrations above SCOs. All soil is located beneath concrete cover or beneath a basement and is inaccessible for direct contact. Trichloroethene (TCE) and tetrachloroethene (PCE) are present in sub-slab soil vapor beneath the building above concentration levels requiring mitigation and are believed to be possibly from an off-Site source of contamination. TCE and PCE were either not detected in indoor air or were observed at low levels in unoccupied spaces.

FOR MORE INFORMATION

Document Repository

A local document repository has been established at the following location to help the public to review important project documents. These documents include the draft Remedial Work Plan and the application to participate in the BCP accepted by NYSDEC:

Walt Whitman Library
93 Saint Edwards St.
Brooklyn, NY 11205
Phone: (718) 935-0244

Who to Contact

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

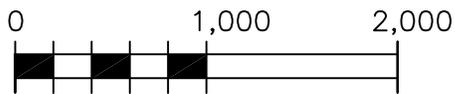
Project Related Questions

Mr. Jonathan Greco, Project Manager
New York State Department of Environmental
Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
(518) 402-9694
jxgreco@gw.dec.state.ny.us

Health Related Questions

Mr. Chris Doroski, Project Manager
New York State Department of Health
Flanigan Square
547 River Street
Troy, New York 12180-2216
1-800 458-1158 (ext. 27860)

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



GRAPHIC SCALE

REFERENCE:
 A PORTION OF USGS 7.5 MINUTE TOPOGRAPHIC MAP;
 BROOKLYN QUADRANGLE, NEW YORK; 1969;
 PHOTOREVISED 1979.

TITLE			SITE LOCATION MAP 220 WATER STREET BROOKLYN, NEW YORK	
PREPARED FOR			220 WATER STREET	
 Environmental Resources Management ERM	SCALE	FIGURE	1-1	
	GRAPHIC	DATE		
DRAWN:	JOB NO.:	FILE NAME:	2/28/07	
JMC/EMF	0022103	0022103-00-14		