

May 31, 2019

Ms. Alicia Barraza  
Project Manager, Environmental Remediation  
New York State Department of Environmental Conservation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, New York 12233-7016

**Re: Corrective Measures Work Plan  
Former Watermark Designs Facility (BCP Site No. C224139)  
491 Wortman Avenue, Brooklyn, NY 11208  
Langan Project No.: 170329301**

Dear Ms. Barraza:

Langan Engineering, Environmental, Survey, Landscape Architecture and Geology, D.P.C. (Langan) presents this Corrective Measures Work Plan (CMWP) on behalf of J&H Holding Co. (the Participant) for the property located at 491 Wortman Avenue in Brooklyn, New York (the site). This CMWP was prepared in accordance with the procedures set forth in Langan's Site Management Plan (SMP) dated June 20, 2017. As communicated to NYSDEC via email on May 28, 2019, we prepared this CMWP to document the deficiencies with the site's cover system (i.e., the concrete slab) and provide a plan of action for remedying them.

## **SITE BACKGROUND**

The site consists of a rectangular-shaped lot that encompasses an area of about 19,000 square feet and is identified as Block 4384, Lots 31 and 36 on the Borough of Brooklyn Tax Map. A Site Location Map is included as Figure 1. J&H Holding Company, LLC entered into a Brownfield Cleanup Agreement (BCA) on January 11, 2013 to investigate and remediate chlorinated volatile organic compound (CVOC) contamination in soil, soil vapor, and groundwater at the site. After the remedy described in the March 2017 Remedial Action Work Plan (RAWP) was implemented and a certificate of completion was issued on October 24, 2017, residual CVOC-contaminated media, hereafter referred to as "remaining contamination", was left in place in the subsurface. Institutional and engineering controls (ICs and ECs) have been maintained at the site to remediate residual CVOC contamination and mitigate risk to public health and the environment.

The site cover system is comprised of a 4- to 6-inch thick concrete building slab that serves as a protective barrier from underlying CVOC-contaminated soil, soil vapor, and groundwater. The area protected by the site cover system is shown on Figure 2. Monitoring of the site cover system is

required at a minimum of once per year and following any severe weather or other events that may affect its ability to function as an EC.

During an inspection performed on April 1, 2019, site cover system damage (e.g., holes, cracks and penetrations) was observed and documented as shown in Attachment A. Implementation of this CMWP will repair the site cover system damage.

The site is currently vacant and apart from the deficiencies in the site cover system, all ICs and ECs are in place and functioning as intended. There is no known immediate risk to public health or the environment.

### **CORRECTIVE MEASURES**

Corrective measures will include the following:

- Repairing the site cover system (i.e., concrete slab) to match existing grade with at least 4-inches of concrete rated for at least 3,000 pounds per square inch (PSI) of unconfined compressive strength, hydraulic cement and/or polyurethane caulk (for small cracks and patches); and
- Documenting that the site cover system is free of cracks, holes, and penetrations.

### **REPORTING**

Following completion of corrective measures, Langan will prepare and submit the 2018 Periodic Review Report.

If you have any questions, please call me at 212-479-5413.

Sincerely,

**Langan Engineering, Environmental, Surveying,  
Landscape Architecture and Geology, D.P.C.**



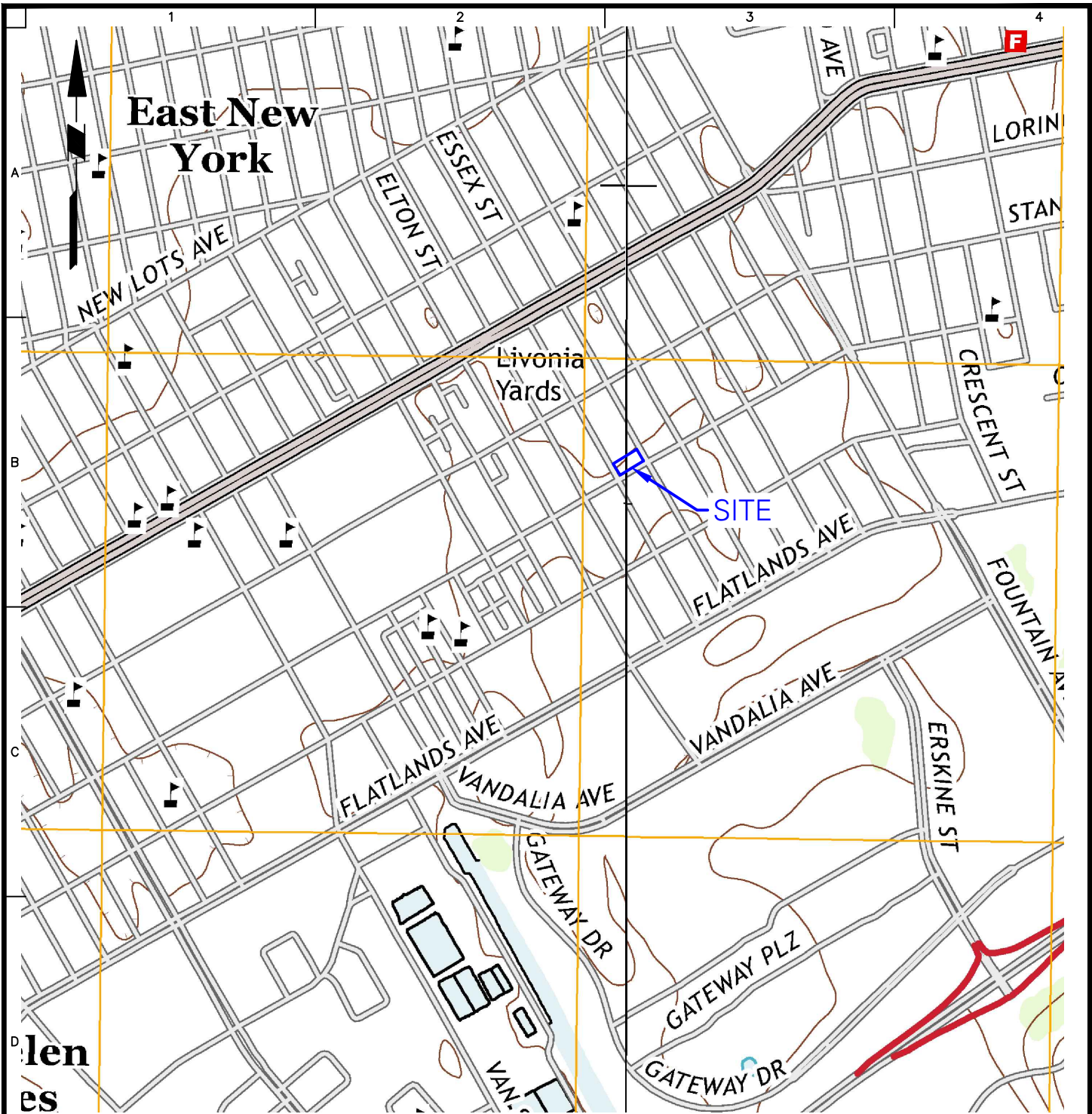
Gerald Nicholls, PE, CHMM  
Associate



Michael D. Burke, PG, CHMM  
Principal/Vice President

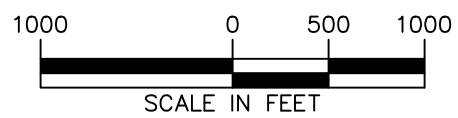
Enclosures: Figure 1 – Site Location Map  
Figure 2 – Site Cover System Map  
Attachment A – Site Inspection Photograph Log

## FIGURES



**LEGEND:**

 APPROXIMATE SITE BOUNDARY



**WARNING:** IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

**NOTE:** BASE MAPS ARE REFERENCED FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) TOPOGRAPHIC QUADRANGLE MAPS FOR BROOKLYN AND JAMAICA.

**LANGAN**  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 21 Penn Plaza, 360 West 31st Street, 8th Floor  
 New York, NY 10001

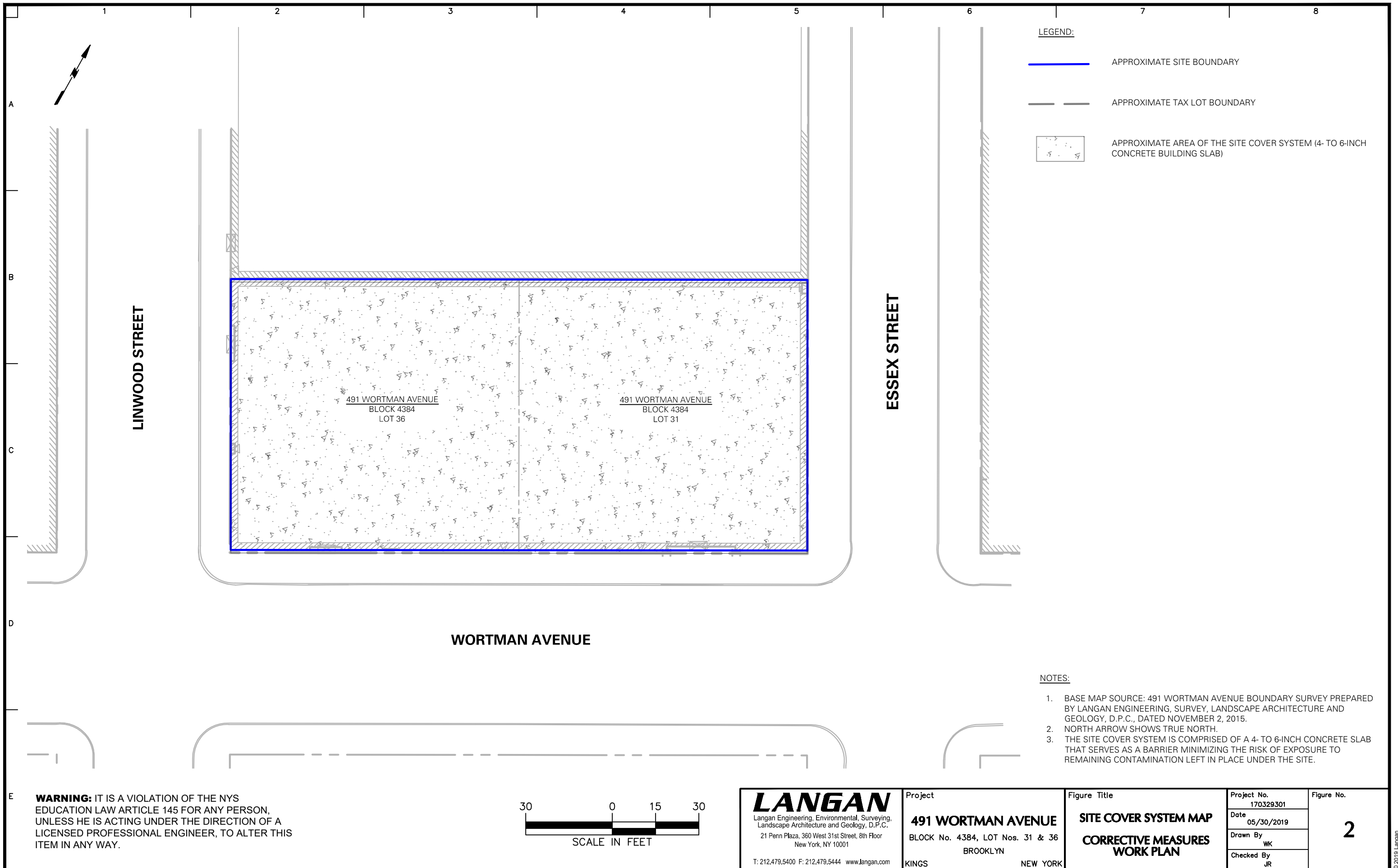
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project  
**FORMER WATERMARK  
 DESIGNS FACILITY**  
 BLOCK No. 4384, LOT Nos. 31 & 36  
 BROOKLYN  
 KINGS COUNTY NEW YORK

Figure Title  
**SITE LOCATION  
 MAP**

Project No.  
 170329301  
 Date  
 05/30/2019  
 Drawn By  
 WK  
 Checked By  
 GN

Figure No.  
**1**



**ATTACHMENT A**  
**SITE INSPECTION PHOTOGRAPH LOG**



Photo 1: General view of Site cover system (facing northwest)



Photo 2: View of damaged concrete building slab in the southern portion of Lot 36 (facing south)



Photo 3: View of damaged concrete slab in the southern portion of Block 4384, Lot 36 (facing south)



Photo 4: Another view of the damaged concrete slab in the southern portion of Block 4384, Lot 36 (facing north)





Photo 5: View of a former drain with no cover in the southeastern portion of Block 4384, Lot 36 (facing west)



Photo 6: Another view of a former drain with no cover in the southeastern portion of Block 4384, Lot 36 (facing east)



Photo 7: View of the damaged concrete slab in the southwestern portion of Block 4384, Lot 36 (facing east)



Photo 8: View of the damaged concrete slab in the western portion of Block 4384, Lot 31 (facing west)