



FACT SHEET

Brownfield Cleanup Program

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Site Name: 388 Carroll Street and 363 Bond Street
DEC Site #: C224173 Operable Units 01, 01A
Address: 388 Carroll Street and 363 Bond Street
Brooklyn, NY 11231

Have questions?
See
"Who to Contact"
Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 388 Carroll Street and 363 Bond Street site ("site") located at 388 Carroll Street and 363 Bond Street, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 363 Gowanus Developers, LLC and LSG 363 Bond Street LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified below under "Where to Find Information."

Completion of Project

Summary of the Remedy for Operable Unit (OU) 01:

Excavation and off-site disposal of contaminant source areas, including weathered petroleum contaminated soil

Removal of three Underground Storage Tanks (USTs), and associated contaminated soils in compliance with applicable Local, State and Federal regulations.

A site cover consists either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the Restricted Residential Soil Cleanup Objectives (SCOs).

Groundwater extraction and treatment system was installed to treat residual groundwater contamination in groundwater and to ensure contaminated groundwater does not migrate off-site. The groundwater extraction system was designed and installed so that the capture zone is sufficient to cover the areal and vertical extent of the area of concern. The operation of this system is contingent on the results of groundwater monitoring after the source of soil contamination is removed from the site. Based on these groundwater sample results, the Department will determine the operation of this system is necessary.

Any future on-site buildings will be required to have an active Sub-Slab Depressurization System (SSDS), or a similar engineered system, to prevent the migration of vapors into the building from soil and groundwater.

363 Gowanus Developers, LLC and LSG 363 Bond Street LLC filed an environmental easement for the controlled property that requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls, and restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the New York State Department of Health (NYSDOH) or the New York City Department of Health and Mental Hygiene (NYCDOHMH); requires compliance with the Department-approved Site Management Plan (SMP).

The Department requires that the SMP include, but not limited to: assurance to the Department that the environmental easement, the site cover and the SSDS remain in place and are effective; provide an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination; and the maintenance of site access records.

Summary of the Remedy for OU 01A:

Recovery and remediation of Light Non-Aqueous Phase Liquid (LNAPL) and associated impacted soil and groundwater within the central portion of the site;

Recovery and remediation of petroleum-contaminated soil and groundwater in the area of two Aboveground Storage Tanks (ASTs) and the closure and removal of these ASTs.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Environmental Easement
- Site Management Plan
- Monitoring Plan

The following engineering controls have been put in place on the site:

- Cover System
- Vapor Mitigation
- Groundwater Treatment System

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: This site is made up of two adjacent parcels, one located at 388 Carroll Street and one located at 363 Bond Street in Brooklyn, NY. The eastern edge of the site borders the Gowanus Canal.

Site Features: A portion of the site contained a one- and two-story light industrial building and another portion is improved with a two-story residential building. Four decommissioned ASTs (ranging from 5,000 to 10,000 gallon capacity) also existed on the property. All buildings and structures were demolished in 2014 to facilitate remediation of the site. The area of the two parcels that make up the site is approximately 1.293 acres.

Current Zoning and Land Use: The site is currently vacant. The site is current zoned MX-11 which is a mixed use district that allows residential, commercial, and industrial uses. The site is bounded to the north by a City of New York EMS station, to the east by the Gowanus Canal, to the south by the 365 Bond Street BCP site (Site No. C224174), and to the west by a three-story mixed-use commercial and residential building and a six-story residential building.

Past Use of the Site: Portions of this site have historically been used as paint manufacturer (1915), an oil terminal (1916 – 1950), and a warehouse (1950 – 1986). Other recorded uses of the site include an automobile storage and repair facility and a lumber company.

Site Geology and Hydrogeology: The site is underlain by an approximately 6-to-17 foot thick layer of miscellaneous fill which is underlain by a clay layer. Groundwater was generally observed at depths ranging from five to eight feet below ground surface. Groundwater flow is generally to the east but is affected by the tidal influence from the Gowanus Canal.

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=C224173>

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 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/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
Attn: Mr. John Leighton
Carroll Gardens Branch
396 Clinton Street
Brooklyn, NY 11231
Phone: (718) 596-6972

Brooklyn Community Board 6
Attn: Mr. Craig Hammerman
250 Baltic Street
Brooklyn, NY 11201-6401
Phone: (718) 643-3027

Who to Contact

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

Project-Related Questions

John Grathwol
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel.: 518-402-9767
Email: john.grathwol@dec.ny.gov

Site-Related Health Questions

Dawn Hettrick
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
Tel.: 518-402-9860
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.

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



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