

# NEW YORK STATE DEPARTMENT OF



## ENVIRONMENTAL CONSERVATION

### Where to Find Information:

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

#### **Bushwick Street Branch Library**

340 Bushwick Avenue  
Brooklyn, NY 11206  
Call for hours: (718) 602-1348

#### **NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900

### Who to Contact:

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

#### **Project Related Questions**

Ioana Munteanu-Ramnic  
Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4065

[ixmuntea@gw.dec.state.ny.us](mailto:ixmuntea@gw.dec.state.ny.us)

#### **Public Health questions:**

Stephanie Selmer  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860

[beci@health.state.ny.us](mailto:beci@health.state.ny.us)

**For additional information on the New York's  
Brownfield Cleanup Program, visit:**

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET #2

## Brownfield Cleanup Program

**Former Charles Pfizer & Co.**

**407 Marcy Avenue  
Brooklyn, NY 11206**

**August 2013**

**SITE No. C224175**

**NYSDEC REGION 2**

## Remedy Proposed for Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Charles Pfizer & Company Site (the "Site") located at 407 Marcy Avenue, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the Site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapor intrusion.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 22, 2013** through **October 5, 2013**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Draft Remedial Action Work Plan and Proposed Decision Document:** The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan" or RAWP. The proposed Track 2 Residential-use remedy consists of:

- Excavation of soil/fill exceeding Track 2 restricted residential soil cleanup objectives (SCOs) to a depth of 15 feet below grade;
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of residential SCOs;
- Appropriate off-site disposal of all material removed from the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;
- Import of materials to be used for backfill and cover in compliance with: (1) chemical limits and other specifications included in Table 1, (2) all Federal and local rules and regulations for handling and transport of material;
- Installation of a waterproofing membrane/vapor barrier beneath the occupied areas of the building to be constructed on the Site.
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial system(s).

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# BROWNFIELD CLEANUP PROGRAM

- An Environmental Easement will be filed against the Site to ensure implementation of the SMP.

The proposed remedy was developed by Marcy Housing LLC (the "Volunteer") after performing a detailed investigation of the Site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Site Description:** The Site consists of approximately 0.428 acres in Brooklyn, NY. The Site is designated as Block 2245, Lot 8 with the address 407 Marcy Avenue. The lot has 72 feet of frontage on Marcy Avenue and 224 feet of frontage on Lorimer Street and Walton Street. The lot historically housed commercial warehouses, a truck sale and service facility, and a Charles Pfizer & Company warehouse. The former warehouse and loading dock were previously demolished, however the concrete building slab remains in place.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224175) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the Site are SVOCs and metals, which appear to be related to the presence of historic fill material to a depth of 5 feet below grade, as well as two hot-spot areas of SVOCs in the former loading dock/truck ramp area. In addition, Chlorinated Volatile Organic Compounds (CVOCs) in groundwater, approximately 5 to 7 feet below grade, and soil gas were reported throughout the Site. The Remedial Investigation indicated that SVOC hot-spots are likely related to a surface spill of fuel oil or diesel fuel from the historical use of the area as a service facility. Based upon multiple lines of evidence, the CVOCs in groundwater are related to a CVOc plume migrating on to the Site from an upgradient source.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of 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 may 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>

*Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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:

[www.dec.ny.gov/chemical/61092.html](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.

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map

