



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 555 Grand Street
DEC Site #: C224185
Address: 555 Grand Street
Brooklyn, NY 11211

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 555 Grand Street site ("site") located at 555 Grand Street, Brooklyn, Kings County under New York State's Brownfield Cleanup Program. 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 cleanup activities will be performed by 555 Grand Units LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes: implementation of Soil Vapor Extraction (SVE) system and Cover System.

Three horizontal perforated extraction pipes (for a soil vapor extraction (SVE) system) will be installed on-site in dry, unsaturated soil beneath the existing foundation. The SVE system will remove Volatile Organic Compounds (VOCs) from the subsurface. VOCs will be physically removed from the soil by applying a vacuum to wells that will be installed into the vadose zone (the area below the ground but above the water table). The air extracted from the SVE wells will then be treated as necessary prior to being discharged to the atmosphere.

A site cover currently exists and will be maintained to allow for restricted residential use of the site. The site redevelopment will maintain the site cover, which may consist 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 applicable soil cleanup objectives (SCOs).

Additional Details

The applicant initially planned to begin cleanup activities last summer and a Fact Sheet, very similar to this Fact Sheet, was distributed in June 2014. Based on the revised project schedule remedial activities are scheduled to begin in April 2015.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

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

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Site Location: The site is located in the Williamsburg section of Brooklyn, Kings County. The site is approximately 100 feet west of the intersection of Grand Street and Lorimer Street on the north side of the Grand Street.

Site Features: The site has approximately 25 feet of frontage on Grand Street and is .058 acres. The entire lot is currently developed with a three-story mixed use (residential and commercial) building; there is a basement present below approximately 65 percent of the building and the remaining 35 percent of the building is slab on grade. The structure was built in 1887.

Current Zoning and Land Use: The site is currently inactive (vacant), and is zoned for R7A residential with a C2-4 commercial overlay. The surrounding parcels are currently used for a combination of commercial and residential, and utility right-of-ways.

Past Use of the Site: The site was most recently used as a dry cleaner between 1999 and 2013, and also had residential tenants on the second and third floor. Various retail stores operated on the property between 1934 and 1992. According to the regulatory database, the site was listed as a RCRA SQG (small quantity generator).

Site Geology and Hydrogeology: Subsurface soils at the site consist of a mixture of silty non-native fill, to a depth of approximately 2 feet below basement slab grade followed by sandy-silt to a depth of approximately 4 feet below basement slab grade. Groundwater depth is approximately 22.5 feet below the ground surface and is expected to flow easterly.

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=C224185>

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
Leonard Street Branch
81 Devoe Street
Brooklyn, NY 11211
Phone: 718-486-3365

Who to Contact

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

Project Related Questions

Sadique Ahmed
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9656
sadique.ahmed@dec.ny.gov

Site-Related Health Questions

Anthony Perretta
New York State Department of Health
New York State Department of Health ESP
Corning Tower, Rm 1787
Albany, NY 12237
518 402 7880
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.

The Site Location Map

