



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Greenpoint Marina

43-57 West Street &
2-24 Oak Street
Brooklyn, NY 11222

November 2018

SITE No. C224190

NYSDEC REGION 2

Where to Find Information:

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

Brooklyn Public Library

Leonard Branch

81 Devoe Street
Brooklyn, NY 11211
Call for hours: (718) 486-6006

Brooklyn Community Board No. 1

435 Graham Avenue
Brooklyn, NY 11211
Call in advance: (718) 389-0009

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

Manfred Magloire, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions

Jacquelyn Nealon
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beej@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; 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 Greenpoint Marina site ("site") located at 43-57 West Street and 2-24 Oak Street in the Greenpoint neighborhood of Brooklyn, New York (Kings County). Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

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 and data indicating contaminants have not migrated off site.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **November 22, 2018** through **January 4, 2019**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Track 4 Restricted Residential use remedy consists of:

- Completion of a previously approved Interim Remedial Measures Work Plan (IRMWP), which includes excavation and removal of underground storage tanks (USTs), separate phase petroleum, and grossly-impacted petroleum soil;
- Excavation of historic fill material from two areas of the site which exhibited anomalously high concentrations of metals;
- Collection and analysis of samples to document site conditions following removal of targeted soil/fill;
- Backfilling of excavated areas to surrounding grade with imported clean material;
- Construction and maintenance of a site cover system consisting of an impervious cover (e.g., concrete) or two feet of clean crushed stone;
- Implementation of a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP) for the protection of on-site workers and the public during remediation activities;

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to ensure proper use of the site;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of residual contamination as required by Environmental Easement, including plans for (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting; and
- For future potential buildings, a soil vapor intrusion evaluation will be completed, which will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion, as required.

The proposed remedy was developed by 57 West LLC & 24 Oak LLC ("applicant(s)") 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.

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 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.

Site Description: The site is 3.98-acres and is bordered on the west by the East River, on the south by BCP Site No. C224191, on the east by West Street, and on the north by Noble Street. It is currently used for equipment storage including cranes, heating, ventilation and air conditioning (HVAC) equipment, granite, and flatbed trucks. The site was previously occupied by five separate buildings that were demolished after a fire in 2006. The only remaining structure is an approximately 1,400-square-foot concrete silo, which will remain in place after RAWP implementation. Historically, the site was used as a shipyard, a manufacturing facility, a mill, and a Greenpoint Terminal Corporation facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the Site ID, C224190) at:

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

Summary of the Investigation: Petroleum-impacted soil and the presence of free-phase product were the primary contaminants of concern identified during the investigation and are undergoing remediation under the IRMWP. Other contaminants include metals and semi-volatile organic compounds (SVOCs) in historic fill material and volatile organic compounds (VOCs) in soil vapor.

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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

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

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.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

