



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

450 Union Street

Brooklyn, NY 11231

SITE No. C224219

NYSDEC REGION 2

FEBRUARY 2017

Where to Find Information:

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

Carroll Gardens Branch Library

396 Clinton Street

Brooklyn, NY 11231

Phone: (718) 596-6972

Hours: Mon, Thu-Fri 10am-6pm; Tue-Wed 10am-8pm; Sat 10:00am-5pm; Sun Closed

Brooklyn Community Board 6

250 Baltic Street

Brooklyn, NY 11201

(718) 643-3027

Hours: Mon. to Fri 9:00 AM to 5 PM

NYSDEC, Region 2 Office

One Hunters Point Plaza

47-40 21st Street

Long Island City, NY 11101

Call in advance: (718) 482-4900

Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:

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

Project Related Questions

Nigel Crawford P.E., Project Manager

NYSDEC, Region 2 Office

47-40 21st Street

Long Island City, NY 11101

(718) 482-7778

nigel.crawford@dec.ny.gov

Health-Related Questions

Angela Martin

NYSDOH

Empire State Plaza

Corning Tower Room 1787

Albany, NY 12237

(518) 402-7860

beej@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

Environmental Cleanup to Begin at Brownfield Site

Remedial action is about to begin that will address contamination on the property located at 450 Union Street ("site") located in Brooklyn under New York State's Brownfield Cleanup Program (BCP). A site location map is attached. Cleanup activities for the western part of the site will be performed by 450 Union LLC ("volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). An Interim Remedial Measures Work Plan (IRMWP) has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved IRMWP and other documents related to the cleanup of this site can be found at the document repositories listed in the box to the left. Interim remedial measures are expected to commence in February 2017, and are expected to last about 3 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to minimize contamination and achieve cleanup levels that protect public health and the environment. The key components of the interim remedial measures are:

- Removal of a suspected Underground Storage Tank (UST) at the southeast portion of the site in accordance with local, state and federal regulations. Petroleum-impacted soil associated with the UST will be excavated to about 12 feet below ground surface (bgs).
- Excavation of a soil hotspot contaminated with lead near the central part of the site to about 4 feet bgs.
- Limited trench excavations within the site building and in the asphalt-paved exterior for installation of subsurface utilities, construction of footings for a lean-to structure, and landscaping;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Import of clean soil that meets the established Soil Cleanup Objectives for use as backfill; and
- Restoration of the site cap (i.e., building slab, asphalt or concrete) where it is compromised or placement of a 2-foot clean soil cover.

A site-specific Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) will be implemented during remediation. The HASP and CAMP establish procedures for the protection of on-site workers and off-site residents and community members and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the volunteer completes the interim cleanup activities, the volunteer will prepare a Construction Completion Report (CCR). A final Remedial Action Work Plan (RAWP) will be prepared to address remaining contamination on the eastern portion of the site.

BROWNFIELD CLEANUP PROGRAM

After implementing the final RAWP and when NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will review and approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant:

- 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 FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, an environmental easement) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: The site is about 28,500 square feet (0.65 acres) and is bounded by Union Street to the north; the Gowanus Canal to the east; car and bus parking to the south; and Bond Street to the west. The site is currently improved with a one-story building (the "Green Building") encompassing an area of about 9,880 square feet, and two storage sheds. The exterior portion of the property contains an enclosed area for social events and storage areas. A bulkhead separates the property from the Gowanus Canal.

The site is used as a private event space, art gallery, and temporary outdoor restaurant. Based on previous investigations, historic uses of the site have included: coal and wood storage, a granite works, an electroplating facility, a garage, a fuel company, and a foundry.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224219) at:

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

Summary of Previous Investigations: Contaminants of concern identified at the site include the following:

- Semi-volatile Organic Compounds (SVOCs), pesticides, and metals in historic fill material. In addition, hazardous

concentrations of lead were detected in soil samples in the central portion of the site.

- Petroleum-related volatile organic compounds (VOCs) and/or SVOCs in soil, groundwater, and soil vapor, in the area of the suspected UST.
- Coal tar-related VOCs and SVOCs in soil and dense non-aqueous phase liquid along eastern perimeter of the site and west of the bulkhead wall¹.

Brownfield Cleanup Program Overview: 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 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 have already signed up and received this fact sheet electronically.

¹ The draft RM Work Plan does not address remediation of coal tar. This will be addressed as part of the final remedial action for the Site.

BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

