

Comprehensive Investigation and Cleanup of Contamination in Gowanus, Brooklyn (President, Union, and Nevins Streets)

COMMUNITY AVAILABILITY SESSION



APRIL 20, 2023, 7 P.M. TO 9 P.M.

P.S. 372, THE CHILDREN'S SCHOOL
215 1ST STREET, BROOKLYN, NY 11215

The public is invited to a community availability session to learn more about New York State's oversight of the investigation and remediation of 49 sites in the Gowanus Canal area in the Brownfield Cleanup and State Superfund programs. The meeting will provide a review of New York State's remedial programs, provide an overview of work completed to date, and detail ongoing investigations and remediations in the Gowanus Area. Experts from DEC and DOH will be available for community members to interact with in a one-on-one format. Multiple stations will be set up in the school with representatives available at stations detailing specific areas of interest. Participants can attend any time between 7 p.m. and 9 p.m.

For information on State public availability sessions, go to https://www.youtube.com/watch?v=5XomDsUkc_k

The New York State Department of Environmental Conservation (DEC) is working closely with the State Department of Health (DOH) to protect public health and the environment across New York State. In Brooklyn, DEC and DOH are working together, and with partners from the U.S. Environmental Protection Agency (EPA), to undertake the comprehensive investigation and cleanup of former industrial sites near the Gowanus Canal. New York State is committed to keeping the community informed about ongoing cleanup actions and efforts to address legacy contamination.

This Community Update summarizes recent and upcoming activities to help inform local residents and stakeholders about the investigation and cleanup efforts underway in a section of the Gowanus area primarily bordered by President, Union, and Nevins streets. This update includes details about four sites, three of which are being addressed in the State's Brownfield Cleanup Program (BCP) by the applicant Gowanus President Owner, LLC, (473 President Street, President Street Portfolio, and 514 Union Street) and one ongoing DEC and DOH investigation of private properties in the surrounding vicinity of these BCP sites (473 President Street Off-Site). Please see the map below for site and investigation locations.

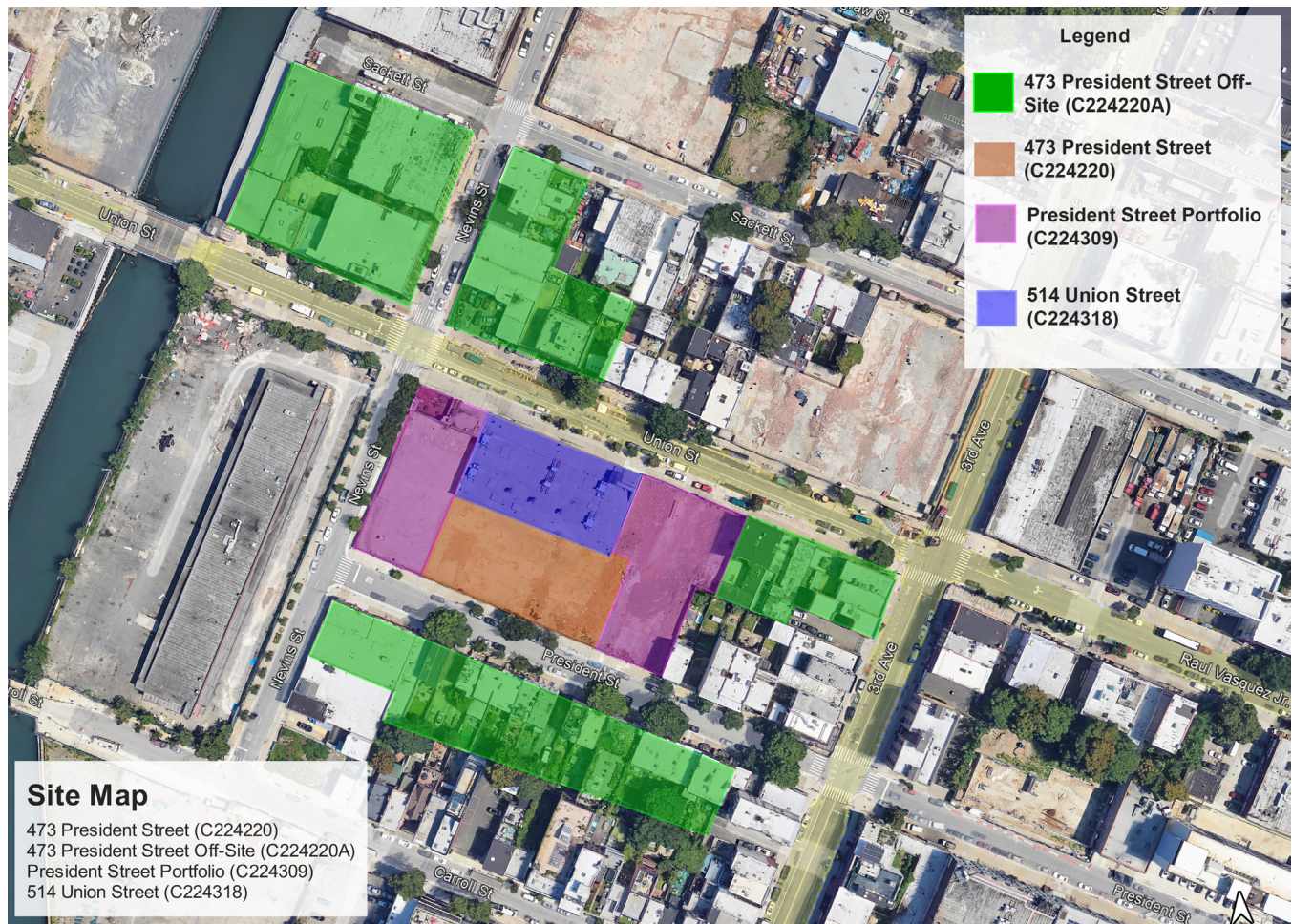
DEC and DOH will be hosting an in-person public availability session on April 20, 2023, to discuss these sites and dozens of others in New York State's Brownfield and State Superfund cleanup programs, help answer questions, and address community concerns.

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<https://www.dec.ny.gov/chemical/61092.html>

President, Union, and Nevins Streets Brooklyn, NY



473 President Street and President Street Portfolios

Cleanup Action to Begin

The 473 President Street site (DEC Site Number C224220) entered the State's voluntary BCP in 2015 and was the catalyst for many of the nearby BCP investigations and cleanups underway. DEC and DOH continue to provide oversight in the investigation and remediation of multiple BCP sites in the area.

The President Street Portfolios site, (DEC Site Number C224309) located at 469 President Street and 532 Union Street, is composed of two parcels on either side of the 473 President Street site. The Portfolios site entered the BCP in July 2020, and cleanup actions for this site are being coordinated with work at the 473 President Street site. Upcoming cleanup activities at both sites will be performed by Gowanus President Owner, LLC.

The final remedy, or 'cleanup plan', to address the sources of contamination at the 473 President Street site and the Portfolios site will begin this spring, with cleanup activities performed with New York State oversight. Recently, DEC and DOH approved the Remedial Action Work Plan (RAWP) for both sites after determining the cleanup will be fully protective of public health and the environment. Remedial activities are expected to begin in April 2023 and completed this year.

After the BCP applicant meets DEC's cleanup obligations, the applicant plans to undertake redevelopment of the site that is expected to include a mixed-use commercial and residential building. The remedial work is being overseen by DEC and DOH to ensure all the stringent cleanup requirements are met for the proposed use that the developer and the local zoning board have determined is appropriate for the site.

Actions to clean up 473 President Street and President Street Portfolios include:

- Decommissioning and removing three underground storage tanks (UST) and any other USTs encountered in accordance with local, state, and federal regulations;
- Excavating and disposing off-site material from contamination “hot spots” identified up to nine feet below grade surface in three locations across the sites;
- Excavating and properly disposing of near-surface soil off-site, followed by the installation of engineering controls and a cover system that allows for restricted residential use of the site;
- Installing an Air Sparge/Soil Vapor Extraction (AS/SVE) system to address petroleum and chlorinated volatile organic compound (CVOC) contamination, primarily trichloroethene (TCE) and tetrachloroethene (PERC), in soil, groundwater, and soil vapor;
- Confirming effectiveness of the mitigation system in preventing indoor air contamination;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the cleanup;
- Importing clean material that meets the established soil cleanup objectives for use as backfill;
- Implementing a site management plan for long-term management of remaining contamination as required by DEC; and
- Recording an environmental easement to prevent the potential for future exposure to any remaining contamination.

The many buildings in the Gowanus Canal vicinity have a history of various industrial activities over many decades. DEC and DOH are committed to investigating and remediating all sources of soil vapor intrusion in the Gowanus Canal vicinity. Additional field activities are underway and DEC and DOH will continue to keep the community informed throughout the ongoing efforts to investigate and clean up the contamination.



532 Union Street lot as viewed from President Street

Protective Measures: The lots are currently vacant. DEC and DOH are requiring the owner’s environmental consultant to implement a site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) during ground-intrusive activities to prevent any off-site impacts of the work on neighboring residents.

Next Steps: After completing the cleanup activities at each site, the applicant will prepare a Final Engineering Report (FER) and submit it to DEC. The report will describe the work completed and certify cleanup requirements have been achieved or will be achieved. When DEC and DOH are satisfied cleanup requirements have been achieved or will be achieved for the sites, DEC will approve the Final Engineering Report and issue a Certificate of Completion (COC) to the applicant. The COC certifies the applicant is eligible for tax credits, which offset a portion of the costs of performing the cleanup and redevelopment of the site.

In addition, DEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, an environmental easement) or engineering controls (like a site cover) required at the site before issuing the COC.

Access the approved RAWP and other project documents online through the DECinfo Locator

For 473 President Street: <https://www.dec.ny.gov/data/DecDocs/C224220/>

For President Street Portfolios: <https://www.dec.ny.gov/data/DecDocs/C224309/>

514 Union Street

Groundwater Contamination Cleanup Plans Being Finalized

DEC and DOH are overseeing work by Gowanus President Owner, LLC, to address contamination, primarily TCE and its associated breakdown products, at the adjacent 514 Union Street BCP site (DEC Site Number C224318). Contaminants were detected in soil, groundwater, and soil vapor beneath the building after the investigation of 473 President Street. The presence of these chemicals underground creates the potential for vapor intrusion in the building, which is occupied by a commercial tenant.

Protective Measures: New York State requires comprehensive evaluations of indoor air quality whenever contaminants like TCE, among others, are detected in soil, groundwater, or soil vapor at a cleanup site. Investigations conducted at 514 Union Street detected TCE in some indoor air samples collected in the building and beneath the building which required installation of a Soil Vapor Intrusion mitigation system.

Since the installation of the Soil Vapor Intrusion (SVI) mitigation system in September 2022, indoor air sampling in November 2022 and March 2023 has confirmed site contaminants are below New York State's highly protective air guidelines, demonstrating



Soil vapor mitigation system on rooftop of 514 Union Street

this system is effectively protecting indoor air quality. The building's indoor air will be tested periodically as part of the site management plan.

With the mitigation system in place, risks of exposure to the contamination found below ground have been addressed at 514 Union Street, and there is no risk to public health at this location from the contamination below ground.

DEC and DOH work to eliminate potential exposure to contaminants at 514 Union is described in a community update about this site, available at [Fact Sheet.BCP.C224318.2023-03-10.NYSDEC Community Update - 514 Union Street March 2023.pdf](#)

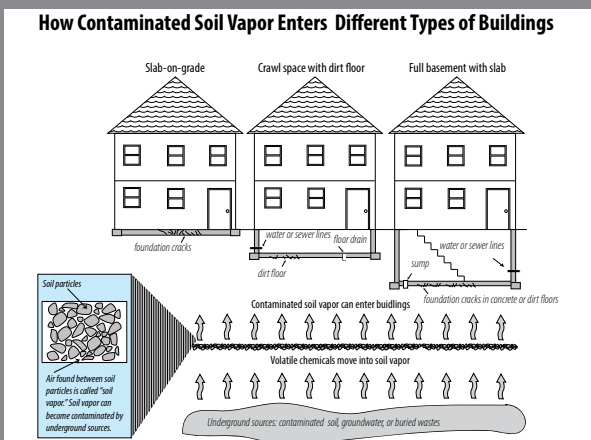
Actions to Clean Up 514 Union Street

The property owner is currently conducting an investigation to define the full nature and extent of contamination found below the building. Any potential exposure pathways have been addressed with the SVI mitigation system, and an effective cleanup plan to address the TCE contamination is being developed under DEC and DOH oversight as part of the site's ongoing participation in the BCP.

The BCP applicant has proactively started remediation of the site through state-approved Interim Remedial Measures (IRMs). IRMs are undertaken at a site to provide needed remediation of contamination prior to the BCP applicant completing the full remedial investigation of the site. The first IRM undertaken for this site was the vapor mitigation system described above. An additional groundwater treatment IRM began in February 2023. Following implementation of these IRMs and completion of the remedial investigation, the applicant will propose a final remedy for the site.

Next Steps: Once DEC receives and reviews the proposed remedial action plan from the BCP applicant, DEC will release a Fact Sheet announcing a public comment period on the final site remedy.

Soil vapor intrusion is a process by which chemicals in the subsurface can enter the indoor air of a building through the basement, crawlspace, or slab. New York State requires comprehensive evaluations of indoor air quality whenever these contaminants are detected at a Brownfield Cleanup Program site.



473 President Street Offsite

Investigation Ongoing

As a result of contamination found at the 473 President Street site in groundwater and soil vapor, DEC and DOH launched an expanded investigation of off-site soil vapor intrusion at multiple locations (DEC Site Number C224220A) to help ensure indoor air quality and public health in the area are protected. DEC and DOH selected the potentially impacted properties for testing after examining groundwater flow and other data from the investigations completed at all three BCP sites presented above.

Background: The initial phase of this off-site investigation is called a Site Characterization. In August 2022, DEC and DOH oversaw the state engineering contractor's preparation of a Site Characterization Work Plan to investigate off-site impacts from 473 President Street. This work plan is available at: <https://www.dec.ny.gov/data/DecDocs/C224220A/>.

The purpose of the site characterization is to identify and address the off-site impacts related to the CVOC contamination, primarily TCE, identified in soil and groundwater at the 473 President Street, President Street Portfolio, and 514 Union Street sites.

Key components of the Site Characterization Work Plan include:

- Installation and sampling of 18 soil vapor points in the sidewalk on Union Street, Nevins Street, 3rd Avenue, and President Street;
- Installation and sampling of five groundwater monitoring wells to evaluate off-site impacts to groundwater; and
- Implementation of an off-site soil vapor intrusion investigation that includes collecting sub-slab soil vapor and indoor air samples at nearby structures.

Private Property Sampling: DEC and DOH contractors requested access to 33 properties the investigation identified along and near Union, Nevins, and President streets. To date, 15 property owners granted access and contractors collected samples at each property during the winter months when conditions are best to assess the potential for vapor intrusion.

On March 23, 2023, DEC and DOH received preliminary results of the properties that were sampled, and one of the properties showed levels of TCE in indoor air samples collected in the building that required immediate action by DOH and DEC to mitigate indoor

air with a soil vapor intrusion mitigation system. Over the last two weeks, DEC has worked with its contractors to assess the building construction and layout, and have designed and installed a system to mitigate indoor air concerns in the building. That system is currently operating at the property. Additionally, DOH and DEC contacted building management at the building immediately upon receiving the preliminary results, and are ensuring that all tenants at the building are notified. This is a short term action, and a final more robust system and solution will be developed.

Preliminary results from other buildings sampled showed several other buildings that will require mitigation. When soil vapor intrusion sampling results indicate that vapor intrusion mitigation systems are needed for buildings in the state's off-site investigation area, a DEC contractor will install vapor intrusion mitigation systems at no cost to the property owner.

WHY SAMPLE INDOOR AIR IN WINTER INSTEAD OF OTHER SEASONS?



Typically, in winter months, windows and doors remain shut and heating systems are running which can draw contaminated soil vapor into buildings and affect the indoor air quality.

DOH will provide the analytical results of soil vapor intrusion investigations to property owners as soon as the results are available and validated.

Next Steps: When the site characterization is completed, the State's environmental contractor will draft a final Site Characterization report that summarizes the results to DEC and DOH for review. The agencies will make any necessary revisions and approve the report. The Site Characterization report will be used to determine if additional investigation and/or cleanup actions are needed to address off-site contamination.

Contact DEC: If a property owner in the investigation area has not yet responded to New York State's offer for indoor air sampling and is interested, the owner can contact Richard P. Mustico by email at richard.mustico1@dec.ny.gov or by phone (518) 402-9647. DEC and DOH will work with the owners of properties in the area and conduct additional investigations as appropriate.

Receive Site Fact Sheets by Email

Have site information such as this community update and fact sheet sent right to your email inbox. DEC invites you to sign up with one or more contaminated site email listservs at: 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 and announcements for all contaminated sites in the county(ies) you select.

WHERE TO FIND INFORMATION



Access project documents through the DECinfo Locator:

<https://www.dec.ny.gov/data/DecDocs/C224220/>

<https://www.dec.ny.gov/data/DecDocs/C224220A/>

<https://www.dec.ny.gov/data/DecDocs/C224309/>

<https://www.dec.ny.gov/data/DecDocs/C224318/>

and at these locations(s):

Carroll Gardens Branch Library

396 Clinton Street
Brooklyn, NY 11231
(718) 596-6972

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11231
(718) 643-3027

WHO TO CONTACT



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

Project-Related Questions

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(518) 402-9647
richard.mustico1@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Empire State Plaza, Corning Tower Room 1787
(518) 473-4671
bee@health.ny.gov



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