



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Greenpoint Ferry Site

127-141 West Street
Brooklyn, NY 11222

September 2021

SITE No. C224272

NYSDEC REGION 2

Where to Find Information

*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224272/>
and at these location(s):

**Greenpoint Branch,
Brooklyn Public Library**
107 Norman Avenue
Brooklyn, NY 11222
(718) 389-4394

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
Bk01@cb.ny.gov

Who to Contact

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

Project-Related Questions
Richard Mustico, Project Manager
NYSDEC
625 Broadway, Albany, NY 12233
(518) 402-9647
richard.mustico@dec.ny.gov

Project-Related Health Questions
Johnathan Robinson
NYSDOH
Empire State Plaza,
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7857
beci@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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Greenpoint Ferry site ("site") located at 127-141 West Street ("aka 1 Java Street"), Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the 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; the potential for human exposure to site-related contaminants via soil vapors; and the lack of a complete exposure pathway to site-related contaminants.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 22 through November 5, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224272/>.
- Documents also are available 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 Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of approximately 3,000 cubic yards of contaminated soil from portions of the site, to maximum depth of about 5 feet below surface grade;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;

BROWNFIELD CLEANUP PROGRAM

- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt, or concrete) to address contamination remaining above restricted residential/commercial/industrial use soil cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installation of a vapor barrier system and passive sub-slab depressurization system (SSDS) beneath future buildings;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 1 Java Owner LLC (“applicant”) 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 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 2.441-acres and is bordered on the west by the East River, on the south by Java Street, on the east by West Steet, and on the north by India Street. The site was previously developed with two connected warehouse-style buildings. The site is currently unoccupied. Previously, the site had been used for lumber storage, an independent energy plant, a sash, door, and blind factory, sheet metal

fabrication, truck repair and fueling, plastics manufacturing, parking, and storage. The redevelopment plan for the site includes residential development (including affordable housing), as well as commercial retail space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224272) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals, which are present site-wide in soil.

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 NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location

