



# FACT SHEET

Brownfield Cleanup Program

175-225 3<sup>rd</sup> Street

Brooklyn, NY 11222

SITE No. C224209

NYSDEC REGION 2

May 2016

## Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 175-225 3<sup>rd</sup> Street site in Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified on the left-hand side of this page under "Where to Find Information."

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 175-225 Third Owner LLC (the "Volunteer") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **May 11<sup>th</sup>** through **June 10<sup>th</sup>, 2016**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Site Description:** The site is located at 175-225 3<sup>rd</sup> Street in the Gowanus neighborhood of Brooklyn and is approximately 3.2 acres in size. The property is identified as Block 972, Lots 1, 43 and 58 on the Kings County Tax Map. The site is surrounded by the Gowanus Canal to the west, Third Avenue and a Con Edison facility to the east, 3<sup>rd</sup> Street and a Whole Foods Market to the south, and a vacant, former power plant site immediately adjacent to the north. The Whole Foods Market across 3<sup>rd</sup> Street from the site was previously cleaned up under the BCP (Site C224100), and the former power plant site adjacent to the north is currently being cleaned up under the BCP (Site C224099). The site is currently operated by Verizon as an operations, maintenance, and administrative facility with vehicle maintenance garage, parking area, work center, storage space, and offices. Historical use at the site includes a coal and stone yard, a transit facility with an iron coal conveyor, automobile wrecking, a gasoline filling station, and automobile repair. Environmental investigations performed to date indicate that the site soil and groundwater is contaminated with volatile and semi-volatile organic compounds and metals associated with historic use. However, a complete environmental investigation has not yet been performed.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, groundwater, soil vapor, and any other parts of the environment that may be affected. Key components of the investigation work include:

(continued)

**Where to Find Information:**

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

**Park Slope Library**

431 6<sup>th</sup> Avenue  
Brooklyn, NY 11215  
Call for hours: (718) 832-1853

**Brooklyn Community Board 6**

250 Baltic Street  
Brooklyn, NY 11201-6401  
Call first: (212) 319-3750

**NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 832-4900

**Who to Contact:**

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

**Project Related Questions**

Dana Mecomber, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-7541  
[dana.mecomber@dec.ny.gov](mailto:dana.mecomber@dec.ny.gov)

**Public Health questions:**

Christopher Doroski  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

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

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# BROWNFIELD CLEANUP PROGRAM

- Performing a geophysical survey to identify potential Underground Storage Tanks (USTs) and any other underground structures;
- Advancement of soil borings and collection of soil samples to determine the extent of contamination in soil and identify any on-site sources of contamination;
- Excavation of two test pits along a historic concrete drainage trench to assess the presence of contamination associated with historic usage;
- Collection of soil vapor samples, as well as sub-slab soil vapor and indoor air samples from the on-site building; and
- Installation of groundwater monitoring wells and collection of groundwater samples to identify impacts of on- and off-site contaminant sources to the groundwater.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented. When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the

cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224209) at:

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

**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>

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*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.*

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## Receive Site Fact Sheets by Email

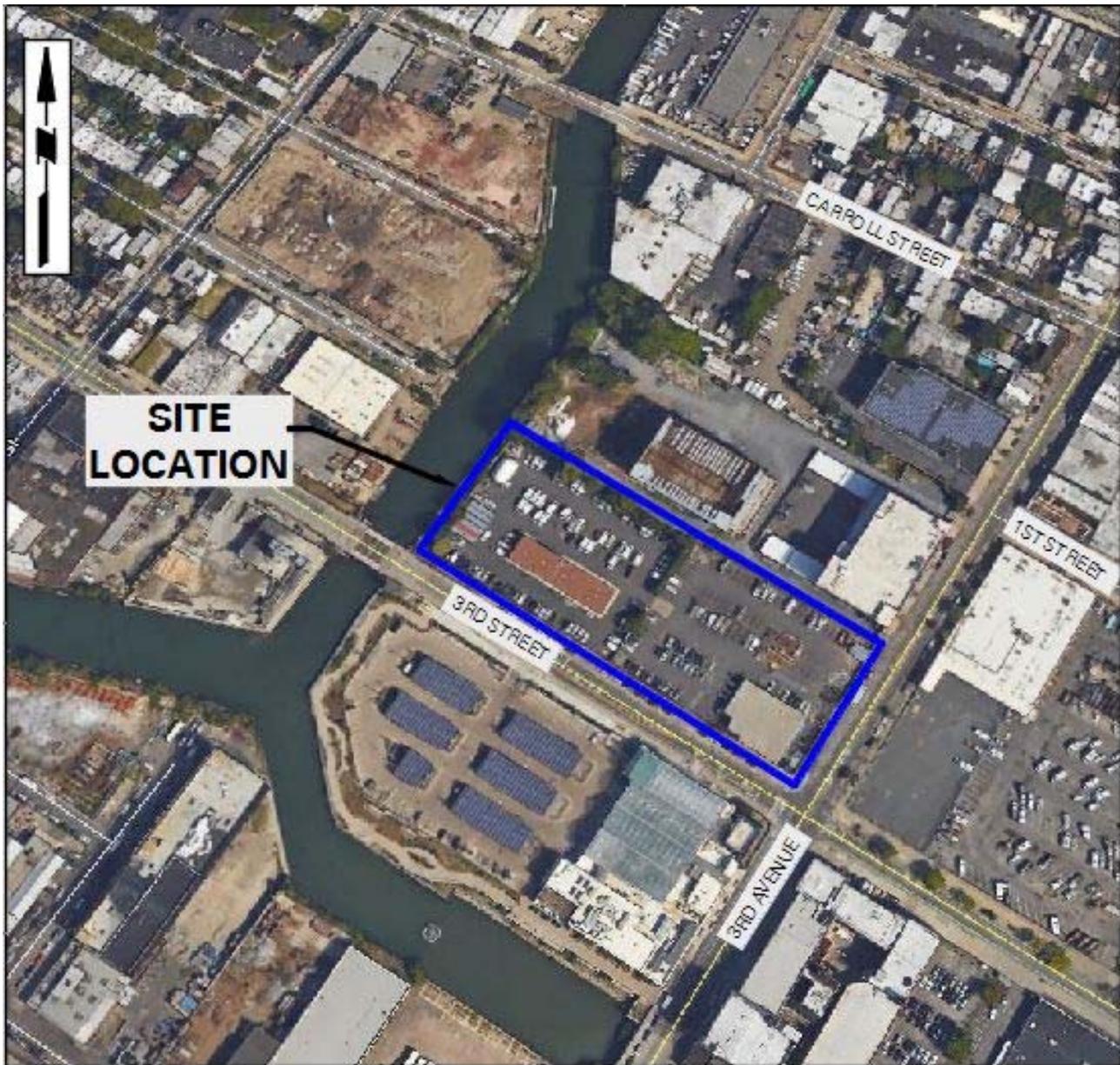
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[www.dec.ny.gov/chemical/61092.html](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.

# BROWNFIELD CLEANUP PROGRAM



**LEGEND**

 BCP SITE BOUNDARY

**GENERAL NOTES:**

1. BASE MAP TAKEN FROM GOOGLE EARTH ON MAY 3, 2016.