

# NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Office of the Director  
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VIA EMAIL ONLY

Jonathan Schnapp  
The Royal Palms Shuffleboard Club  
514 Union Street  
Brooklyn, NY 11215  
[jonathan@royalpalmsshuffle.com](mailto:jonathan@royalpalmsshuffle.com)

Dear Mr. Schnapp,

Thank you for your ongoing assistance to ensure staff and patrons of the Royal Palms have up-to-date information regarding ongoing actions to address contamination found at the 514 Union Street Brownfield Cleanup Site. The top priority of the New York State Departments of Environmental Conservation (DEC) and Health (DOH) is protecting public health whenever these issues are found at a site, and we remain committed to sharing science-based information on the cleanup process to mitigate any potential exposures.

Due to historic uses of this property, trichloroethene (TCE) and tetrachloroethene (PERC), were detected on the site and found in the indoor air of 514 Union Street. This exposure pathway has been mitigated by the installation of a vapor mitigation system in September 2022. At no time during the environmental investigation and cleanup actions underway at the site did the levels observed reach a point where occupancy use restrictions were necessitated.

The DOH air guidelines for TCE and PERC are guided by science and protective of public health. These guidelines are set at levels lower than those that cause health effects. The levels are established with the assumption that people are exposed 24 hours a day, every day, for as long as a lifetime. Continuous exposure is rare, though intermittent exposures can occur. To reduce the potential for exposures, a soil vapor intrusion (SVI) mitigation system was specifically designed and installed for 514 Union Street and is in continuous operation to prevent the contaminants found below ground from entering the indoor air. This system began operation in September 2022 and is routinely monitored to ensure its effective operation continues.

For more information on the types of contaminants detected on the site, please see following DOH factsheets:

[https://www.health.ny.gov/environmental/investigations/soil\\_gas/svi\\_guidance/docs/fs\\_tce.pdf](https://www.health.ny.gov/environmental/investigations/soil_gas/svi_guidance/docs/fs_tce.pdf) and

<https://www.health.ny.gov/environmental/chemicals/tetrachloroethene/docs/perc.pdf>

And for information on levels of contaminants found on the site, please visit:

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

Please know that any time New York State determines that contamination at a property poses a risk to public health, the State recommends actions to reduce exposures. These actions can include an order to cease operations to immediately protect individuals living, working in, or visiting the site or other actions as deemed appropriate to mitigate exposures to the contaminants of concern. In the particular case of 514 Union Street, based on the levels of TCE and PERC detected in 2021, and the building's current use as a commercial setting where continuous exposure is unlikely over a prolonged duration, no restrictions on use of the facility were required while the SVI system was designed and installed.

Concentrations of soil vapor are more effectively measured during the winter/heating seasons. An initial round of sampling prior to the heating season of 2020-2021 did not find any exceedances of contaminants of concern. Once sample results came in April 2021 showing an exceedance, the property owner quickly applied to enter DEC's cleanup program and a plan was implemented to ensure the long-term protection of indoor air quality at the site.

DEC and DOH required the property owner to design an SVI mitigation system specifically tailored to the conditions found on the site. After expert review, DEC and DOH approved the proposed SVI mitigation system to prevent site contaminants from entering the building and impacting indoor air quality. The construction of the SVI mitigation system was completed in September 2022 and included installation of an alarm system should the system stop working. Indoor air monitoring data from November of 2022 confirmed the effectiveness of the SVI mitigation system, as the indoor air sampling results showed the system is reducing concentrations of TCE and PERC to levels well below DOH air guidelines.

Individuals can contact the following DEC and DOH's experts with additional information needs regarding this site:

For Cleanup Project-Related Questions: Richard P. Mustico, Project Manager NYSDEC  
625 Broadway Albany, NY 12233 (518) 402-9647 [richard.mustico1@dec.ny.gov](mailto:richard.mustico1@dec.ny.gov)

For Project-Related Health Questions: Angela Martin NYSDOH Empire State Plaza,  
Corning Tower Room 1787 Albany, NY 12237 (518) 473-4671 [bee@health.ny.gov](mailto:bee@health.ny.gov)

DEC and DOH will continue to keep you informed as the comprehensive cleanup activities progress at this site and additional public meetings are scheduled. Thank you again for your attention to this issue, and we hope this information is helpful to your patrons and staff.

Sincerely,

*Andrew Guglielmi*

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Andrew Guglielmi  
Director, Division of Environmental Remediation  
New York State Department of Environmental Conservation

*Scarlett P. McLaughlin*

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Scarlett Messier-McLaughlin, P.G.  
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