



FACT SHEET

Brownfield Cleanup Program

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Site Name: Gowanus Village I, LLC
DEC Site #: C224099
Address: 153 2nd St a/k/a 322 3rd Avenue
Brooklyn, NY 11217

Have questions?
See
"Who to Contact"
Below

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) to address contamination related to the Gowanus Village I, LLC site ("site") located at 153 2nd St a/k/a 322 3rd Avenue, Brooklyn, Kings County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater, soil. The activities in the report have been designed to address the identified contamination and the threat posed.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **January 3, 2014** through **February 17, 2014**. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan and Proposed Decision Document

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

Excavation and off-site disposal of on-site contaminant source areas including:

- Grossly contaminated soil, as defined in 6 NYCRR Part 375-1.2(u);
- Soil exceeding 10 ppm PCBs, to the extent feasible based on existing structures; and
- Areas of concentrated solid or semi-solid hazardous substances.

Clean fill will be brought, as needed to complete the backfilling of the excavation and establish the designed grades at the site. A site cover will be required to allow for restricted residential use of the site as a part of this Track 4 remedy.

Groundwater contamination (remaining after implementation of the remedial components described above) will be addressed with monitored natural attenuation (MNA). It is anticipated that contamination will decrease by an order of magnitude within several years. The groundwater monitoring program will be conducted until residual groundwater concentrations are found to be below NYSDEC Technical and Operational Guidance Series (TOGS) Ambient Water Quality Standards (AWQS) or have become asymptotic over an extended period. Active remediation will be proposed if it appears that excavation and natural processes will not address the contamination.

Under the Track 4 remedy, residual contamination remaining on-site will require a Site Management Plan and institutional/engineering controls. An institutional control in the form of an environmental easement will be placed on the property that:

- Allows the use and development of the controlled property for restricted residential, commercial or industrial uses as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- Restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOH;
- Requires compliance with the Department approved Site Management Plan.

A Site Management Plan will be developed, which will ensure that all use restrictions and engineering controls for the site remain in place.

The proposed remedy was developed by BRT Powerhouse LLC and Gemini Arts Initiative, Inc. ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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Summary of the Investigation

In 2007, a Remedial Investigation was performed that included 10 soil vapor samples, 32 soil borings, collection of 162 soil samples, installation of 7 groundwater monitoring wells, and the excavation of 5 test pits. In 2012 a Supplemental Remedial Investigation was completed that included 25 additional soil vapor samples, 5 soil borings, and the installation of 5 additional groundwater monitoring wells.

The results of these investigations indicated polychlorinated biphenyls (PCBs) in soil at 0-2 ft ranging from Below Detection Limits (BDL) to 72 parts per million (ppm); elevated levels of Semi-Volatile Organic compounds (SVOCs) were also detected in surface soil. In subsurface soil PCBs range from BDL to 3,870 ppm. Volatile Organic Compounds (VOCs) were detected in subsurface soil ranging to 2,540 ppm, primarily Trimethylbenzene. Several metals are elevated in subsurface soil, above Commercial Soil Cleanup Objectives (CSCOs). Lead (up to 6,320 ppm), copper, arsenic and barium were detected in subsurface soil above CSCOs but by the nature of urban fill, metal concentrations are usually elevated.

VOCs, SVOCs, metals and PCBs were also detected in groundwater. Total VOCs detected range to over 1 ppm at one location. The primary VOCs detected in groundwater were Chlorobenzene, Dichlorobenzene and Trichlorobenzene. Other contaminants detected at

elevated concentration in groundwater, including lead, mercury, and PCBs (up to 85 parts per billion (ppb)), are also present at elevated concentrations in soil indicating an on-site source to the contamination found in the groundwater.

VOCs are present in soil vapor, the highest being Tetrachlorethene (PCE), which was detected at 1,260 ug/m³ at one location along 2nd Street. PCE at this concentration could impact indoor air quality in new on-site structures or existing off-site structures.

The site borders the Gowanus Canal, a National Priorities List(NPL)Site; although this site has not been considered to be a contributor to Gowanus Canal contamination there is the potential for future migration of contamination from the site.

PCBs detected on site likely resulted from the site being used as an electrical power sub-station. Other contaminants were likely the result of over 125 years of manufacturing uses of the property including a coal-fired power station, sulfur-works, and a paper mill.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. 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.

Background

Location:

The property is an approximately 2.5 acre site located in a commercial/industrial area of Brooklyn at 153 2nd Street a/k/a 322 3rd Avenue. The Gowanus Canal is located adjacent to the site to the northwest.

Site Features:

A 24,200 square foot, three story structure occupies the eastern portion of the site. The building has a basement floor that is a 13 foot thick concrete slab that extends below the water table. The remainder of the site is vacant and mostly covered with various material and debris (paved with concrete, covered with debris piles and scrap metal) along with some vegetative cover.

Current Zoning and Land Use:

The site is currently inactive and is zoned as a manufacturing district (M2-1) by the City of New York. The property uses surrounding the site are primarily light industrial, with a small concentration of residential use. The closest residential properties are located approximately 300 feet to the northeast of the site near the intersection of 3rd Avenue and Carroll Street. The site is bordered to the north by a 60 foot wide filled-in canal (former 1st Street Basin), which is to be restored as part of the Gowanus Canal NPL site remedy. To the east is a storage facility, a

Verizon truck depot is located south of the site, and the Gowanus Canal, which is approximately 100 feet wide, lies directly west of the site.

Past Use of the Site:

Sanborn maps dating back to 1886 indicate that the site was occupied by Nassau Sulfur Works and Smith and Shaw Mattress Materials and Paper Stock. In 1904, the property was transferred to the Brooklyn Rapid Transit R.R. Power Plant. Under their ownership, it appears that coal was delivered by water and transported beneath the site via coal tunnel. In 1938, the property was turned over to the Williamsburg Power Plant Corporation and used as a central power station. The property was transferred to the New York City Transit System in 1950, where it was used as an electrical sub-station and switching yard until 1996.

Prior to the initiation of the Remedial Investigation, a Phase II Investigation was completed in 2005.

Site Geology and Hydrogeology:

The site is underlain by urban fill, generally to a depth of about 8 feet, but reportedly ranging to depths up to 24 feet in some areas. Below the fill is a layer of organic silt indicative of a historic wetland. The depth to groundwater ranges from about 7 feet to 20 feet with groundwater movement generally to the northwest toward the Gowanus Canal.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C224099>

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 include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

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

Brooklyn Public Library - Pacific Branch
25 4th Avenue
Brooklyn, NY 11217
phone: (718) 638-1531

Brooklyn Public Library - Park Slope Library
431 6th Avenue
Brooklyn, NY 11215
phone: (718) 832-1853

NYSDEC
Attn: Brian Davidson
625 Broadway - 12th Fl.
Albany, NY 12233-7016
phone: (518) 402-9767

Who to Contact

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

Project Related Questions

Brian Davidson
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9767
bhdavids@gw.dec.state.ny.us

Site-Related Health Questions

Chris Doroski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.state.ny.us

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.

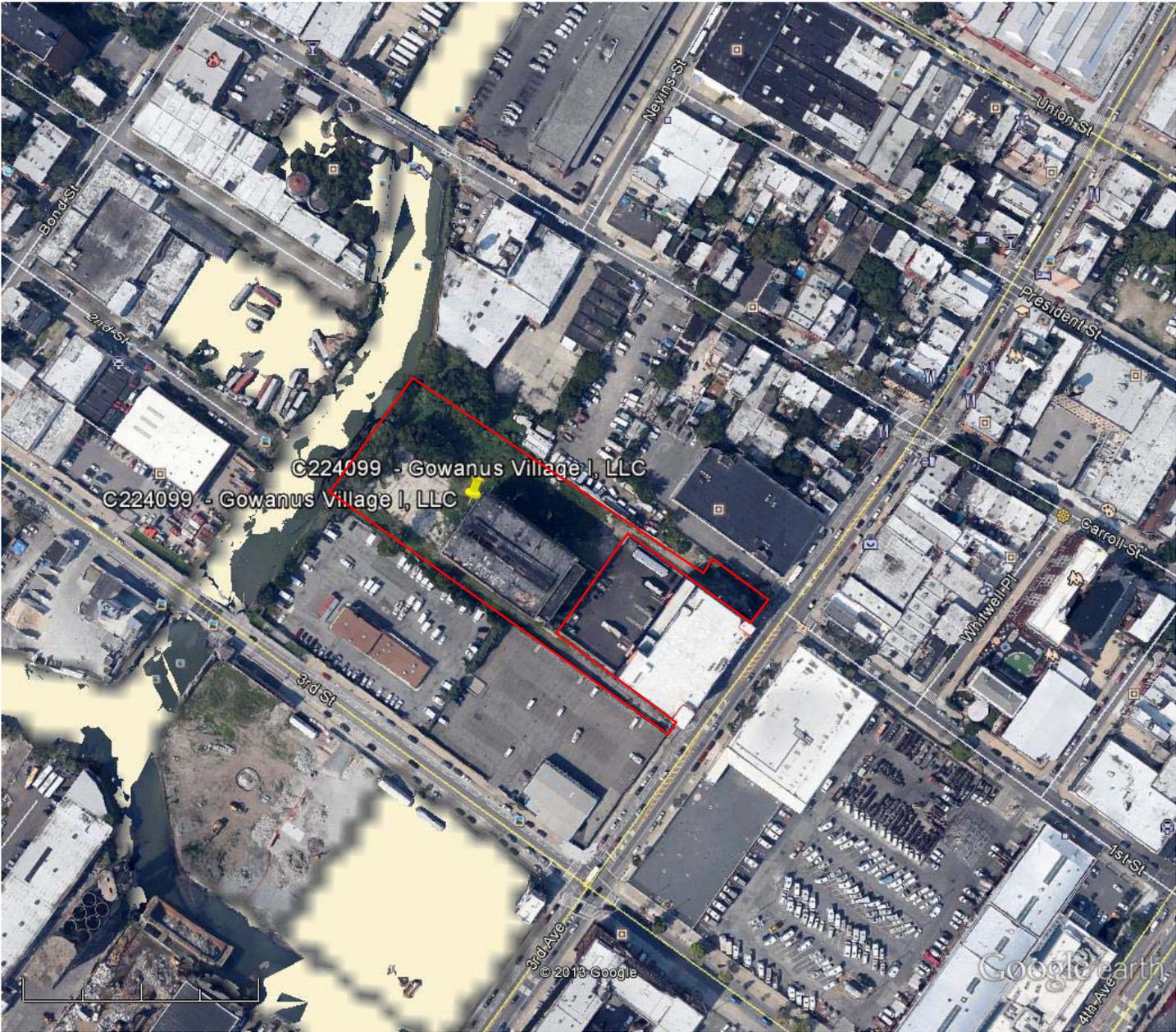
Receive Site Fact Sheets by Email

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: <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.



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