



FACT SHEET

Brownfield Cleanup Program

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Site Name: Huxley Envelope Industrial Site
DEC Site #: C224147
Address: 155 West Street
Greenpoint, NY 11222

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 Huxley Envelope Industrial Site ("site") located at 155 West Street, Greenpoint, Brooklyn. 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 does not pose a significant threat to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **January 30, 2014** through **March 15, 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:

- Demolition of the existing on-site building to allow excavation and off-site disposal of soils containing metals above the Track 1 Unrestricted Use Soil Cleanup Objectives (USCOs);
- All on-site soils which exceed USCOs will be excavated and transported off-site for disposal. This alternative would require excavation to depths across the site ranging from approximately 15-33 feet below grade to remove all historic fill, approximately 51,000 cubic yards.
- Removal of the former 20,000-gallon Underground Storage Tank (UST), all associated piping, and any petroleum contaminated soils in the southeast corner of the property.

Dewatering will be performed as needed to excavate soil below the water table; water removed from the excavation will be properly treated as needed before discharge. All material removed

from the site will be disposed off-site in accordance with all Federal, State and local rules and regulations. Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to establish the designed grades.

If confirmatory samples cannot establish that the Track 1 SCOs have been achieved, the remedy will achieve a Track 2 restricted residential cleanup by removing all soil on the property which exceeds restricted residential SCOs to a depth of 15 feet below ground surface. If the Track 1 conditions are not achieved, there will be an institutional controls in the form of an environmental easement and a site management plan will be prepared. The site management plan will include a provision for evaluation of the potential for soil vapor intrusion for any buildings developed on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion.

Due to the less restrictive Track 2 SCOs, soils in the northwestern portion of the site, outside of the proposed building, would be removed to shallower depths ranging from approximately 2 feet to 15 feet. Upon excavation in this area, end point samples will need to be collected and analyzed to determine if/when concentrations meet Track 2 SCOs.

During implementation of either the Track 1 or Track 2 alternatives, site controls would be implemented to prevent exposure of site workers, the surrounding community, and nearby surface water; those controls would include a Construction Health and Safety Plan, Community Air Monitoring Plan, and Erosion and Sediment Control Plan.

The proposed remedy was developed by 145 West Street, LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

A Remedial Investigation was conducted at the site in June 2012. Based upon investigation the primary contaminants of concern include various metals in subsurface soils. Metals were detected in all soil samples analyzed from 47 boring locations across the site. In many samples, metals were present above the Track 1 Unrestricted Use Soil Cleanup Objectives (USCOs) and Track 2 Restricted Residential Soil Cleanup Objectives (RRSCOs). Arsenic, barium, copper, lead, mercury, and zinc were detected in a number of soil samples above the USCO. The highest metal concentrations detected were lead (3,190 ppm, above the RRSCO of 400 ppm), copper (25,300 ppm, above the RRSCO of 270 ppm) and zinc (9,830 ppm, just below the RRSCO of 10,000 ppm).

Volatile Organic Compounds (VOCs) were detected in 25 of 47 samples above the USCO but all were below the RRSCOs. Semi-volatile organic compounds (SVOCs) were detected in 15 of 47 samples above the USCOs. Of these 15 samples with concentrations above USCOs, 14 were detected above the RRSCO. No polychlorinated biphenyls (PCBs) or pesticides exceeded the USCO.

Sixteen additional soil samples were analyzed from below the fill material, collected from the native silty clay layer below the fill at depths ranging from 20 to 30 feet below grade. The deep sample results showed arsenic, copper, lead, mercury, nickel, and zinc at concentrations at two locations exceeding the USCO. These two locations are in the northwest area of the

property. One sample collected at a depth of 20 feet below grade contained the following metals at concentrations above the USCO: lead (132 ppm), mercury (0.28 ppm), nickel (31.1 ppm), and zinc (113 ppm). The other sample from 25 feet below grade contained the following metals at concentrations above the USCO: arsenic (18.2 ppm), copper (76.4 ppm), lead (270 ppm), mercury (1.25 ppm), nickel (29.2 ppm), and zinc (185 ppm).

No VOCs, SVOCs, PCBs, or pesticides/herbicides were found above unrestricted use soil cleanup objectives SCOs for any deep (below 20 feet) soil samples.

Groundwater samples were collected from four groundwater monitoring wells installed on-site. Several metals exceeded groundwater standards for each of the groundwater samples, however aluminum, iron, magnesium, manganese and sodium exceedances are attributable to either road salt or are naturally occurring metals. The only metal of concern which exceeds standards is lead at 278 parts per billion (ppb), above its standard of 25 ppb.

Only one groundwater sample had one VOC (methyl t-butyl ether or MTBE) detected above the detection limit of the analytical method, but this concentration was lower than the standard of 10 ppb. The sample (MW-102) had 1.6 ppb of MTBE which is likely due to an upgradient spill site.

SVOCs and PCBs/pesticides were not detected above the detection limit of the analytical method.

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 site is known as Huxley Envelope Industrial Site and is located at 145 West Street, Greenpoint, Brooklyn. It includes the entire City Block 2530, bordered by Huron Street to the north, West Street to the East, India Street to the south, and the East River to the west. The site encompasses the parcels identified on the New York City Tax assessor's maps as Tax Block 2530, Lots 1, 55 and 56. The site is approximately 2.8 acres in size.

Site Features:

The on-site structures include:

- Lot 1 - a single-story vacant warehouse (former Huxley Envelope industrial building), with abandoned office space in the front (along West Street), and rear asphalt-paved loading area at 143-155 West Street, sometimes referred to as 145-155 West Street;

- Lot 56 - vacant two-story building at 157 West Street; and
 - Lot 55 - vacant two-story building at 159 West Street, which also contains a basement.
- There is a former 20,000-gallon fuel oil UST in the southeast corner of Lot 1.

Current Zoning and Land Use(s):

The site is vacant, is currently zoned residential and is located next to other vacant former industrial or underutilized sites. The highest and best use of this land is no longer industrial, but for new, mixed use residential development. As such, in 2006 the City rezoned much of the Greenpoint area from manufacturing use to dense residential development.

Past Uses of the Site:

Lot 1 (143-155 West Street) - Huxley Envelope: The Lot 1 single-story warehouse building (approximately 96,000 square feet), was constructed in or about 1970 for Huxley Envelope, and was owned and operated by this envelope manufacturing company through 1995. Thereafter, it was operated as an ornament manufacturing facility until 2006 and the manufacturing building is still present.

Lot 55 (159 West Street) - The small 2 story building on this parcel most recently contained a seafood distribution facility until 2011. The two-story building includes a loading area and refrigerated storage units on the ground floor, an office on the second floor, and a storage area in the basement. The building was constructed in 1931.

Lot 56 (157 West Street) - The two-story building, now also vacant, formerly contained a garage on the first floor and an apartment on the second floor. The building was constructed in 1931.

Due to historic industrial uses at the site, all three lots received an environmental or E designation by New York City Department of Environmental Protection (NYCDEP) during the Greenpoint rezoning of this area in 2006. The past identified on-site industrial uses included, but are not limited to, solvent based manufacturing, an iron works facility, and a commercial heating facility; all of these are types of businesses/operations that typically stored and used hazardous materials, and/or generated hazardous waste.

Site Geology and Hydrogeology:

The site is located within the City's designated coastal zone, in an area which is mapped as ground moraine. Borings within the site area revealed that the site is underlain by brownish grey sand with some silt, ash, fragments of brick and wood (urban fill). Black course grained sand was encountered under the western portion of the site near the East River. Brown and grey silty clay was encountered at depths ranging from 5 to 10 feet below grade in the eastern portion of the site. Groundwater movement is from east to west, with a very low gradient toward the East River, the discharge point. Groundwater was encountered at depths between 7 and 12 feet below grade level. Groundwater in the New York City area is not used as a potable water source. The potable water supply for the site is provided by the City of New York, and originates from upstate reservoirs.

According to the USGS Bedrock and Engineering Geologic Maps, dated 1994, the site straddles a bedrock contact between the Cambrian-Ordovician Ravenswood Granodiorite on the

northwestern portion of the site and the Hartland Formation on the remainder of the site. The Ravenswood Granodiorite consists of mica-quartz-feldspar gneiss, and the Hartland Formation is characterized by granulite, mica, schist and amphibolite. The bedrock is between 70 and 100 feet below grade.

The site is within the 100-year Federal Emergency Management Agency (FEMA) flood plainsheet 36049702020F (dated September 5, 2007).

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C224147>

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 Central Library
Attn: Richard Reyes Gavilian
10 Grand Army Plaza
Brooklyn, NY 11238
phone: 718-230-2100

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

Stephanie Selmer
New York State Department of Health
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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