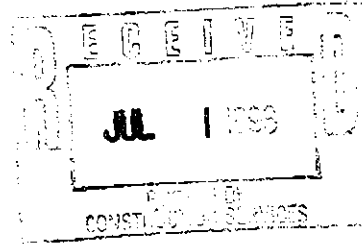


To: Dave Crosby
Fax #: (518)457-7743
Re: CI Fact Sheet 3
Date: July 1, 1998
Pages: 8, including this cover sheet.

FACSIMILE

Attached please find the final version of Fact Sheet 3 describing the results of IRM II and the revised listing of interested parties who will receive this fact sheet. This fact sheet will be mailed on July 2nd.

Agnes Antonian



Post-it® Fax Note	7671	Date	7/8	# of pages	8
To	Bill Hewitt	From	Dave Crosby		
Co./Dept.	DEC - Reg 2	Cc.	DEC		
Phone #		Phone #			
Fax #	(718) 462-6358	Fax #			

From the desk of...

Agnes Antonian
Environmental Engineer
Brooklyn Union
One MetroTech Center
Brooklyn, NY 11201-3850

(718)400-2331
Fax: (718)456-1761

Fact Sheet 3

July 2, 1998

Final Report on Remediation of Lead Contaminated Soil

Brooklyn Union's Coney Island Hotlines

Brooklyn Union has opened two "hotlines" for Coney Island neighbors with questions about the clean-up at the Brooklyn Borough Gas Works.

Telephone Hotline:
Cathy Sevos
718.403.2900

E-Mail Hotline:
Cathy Sevos
CSevos@bug.com

NYSDEC and NYSDOH Contacts

NYSDEC:
Bureau of Construction
Services:
Dave Crosby
518.457.9285

NYSDOH (Dept. of
Health)
Health Liaison:
Nina Knapp
1.800.458.1158 ext. 402

Exposure Investigation:
Bill Gilday
1.800.458.1158 ext. 6305

Consent Order Process

In May 1995, Brooklyn Union and New York State Department of Environmental Conservation (NYSDEC) had agreed to an Order on Consent under which the Coney Island Site (former Brooklyn Borough Gas Works Site) will be evaluated relative to its being used as a Manufactured Gas Plant from around 1908 through the mid-1950's. Under the Order of Consent process Brooklyn Union is committed to performing studies to determine the nature and extent of the contamination and to cleaning up the contamination.

Brooklyn Union has finished the first part of the process by performing an investigation of environmental conditions at the site. The investigation results are summarized in the Remedial Investigation Report (RIR) which was approved by NYSDEC and New York State Department of Health (NYSDOH) in November 1997. The RIR has been placed in the document repositories listed on the following page for public viewing.

Brooklyn Union is now preparing the Risk Assessment Report (RAR) which will define the cleanup levels for the site. Once the RAR is approved by NYSDEC and NYSDOH, Brooklyn Union will prepare a Focused Feasibility Study (FFS) which will propose remedial measures based upon the cleanup levels identified in the RAR. These remedial measures will eliminate, to the extent possible, contamination identified in the RIR. Once NYSDEC decides upon a remedial program, Brooklyn Union has committed to implementing the remedial program. In the Order on Consent, Brooklyn Union also has committed to implement a Citizens Participation Program. Brooklyn Union also has the opportunity to propose Interim Remedial Measures (IRMs), such as the IRM discussed in this Fact Sheet.

IRM-II Objectives

In October 1997, Brooklyn Union conducted an Interim Remedial Measure (known as IRM-II) to remove soil contaminated with lead from the site. The IRM-II work plan was approved by NYSDEC and was conducted under NYSDEC oversight. An IRM is a discrete set of planned actions to address a specific problem prior to conducting extensive remediation and evaluation of a Remedial Investigation/Feasibility Study (RI/FS). It is extremely adaptable and covers a variety of activities to remediate diverse, well-defined problems at the site. The IRM work was performed by contractors for Brooklyn Union, with oversight from NYSDEC.

The lead soil contamination, addressed by IRM-II, primarily related to painting and repainting of the large gas holders located on the site when it was used as a Manufactured Gas Plant from around 1890 through the mid-1950's. The source of the lead could also be related to the gas making process. IRM-II

Continued on Page 2

**Final Report on
Remediation of
Lead
Contaminated Soil
Continued**

**Document
Repositories on
BBGW Clean-Up**

Coney Island residents have access to a wide range of documents and reports about the BBGW site, including the complete text of the Report on IRM-II. The Document Repositories, are at:

Community Board 13
2900 W. 8th Street
Brooklyn NY 11224
718.266.3001
Contact: Chuck
Reitchenthal

NYSDEC Region 2
1 Hunters Point Plaza
47-40 21st Street
Long Island City 11101
718.482.4995

We recommend calling ahead for an appointment.

Fact Sheet 3 - Continued from Page 1

was designed to reduce lead contamination in soils up to 1 foot below ground level to a level of 1700 parts per million (ppm), which corresponded to USEPA Region VI Guidance and was deemed acceptable by NYSDEC. The work plan further stated that if the soil at 1 foot below ground exhibited levels of lead above 1700 ppm, more soil would be removed unless the soil also contained coal tar. It was determined by Brooklyn Union and agreed to by NYSDEC, that due to the markedly different character of the soil containing lead and coal tar mixture, the handling of the soil containing a mixture of coal tar and lead would be addressed by the upcoming feasibility study. The Final Report, which is available for viewing at the two document repositories concludes that the objectives of IRM-II, which consisted of removal of lead contaminated soils without large amounts of coal tar, were achieved.

History

Brooklyn Union became the owners of this site in 1959, when it acquired the Brooklyn Borough Gas Company. At the time of the acquisition, production of gas on the site had already been discontinued. As information developed in the late 1970's and early 1980's about the environmental impacts of MGP sites, Brooklyn Union commissioned a series of studies on the site, conducted by independent consultants. The studies, some of which were reviewed by New York State and New York City authorities and which included tests required by them, identified that there was a high level of lead contamination in the Western portion of the site near where the manufactured gas plant was located, and particularly in the area immediately surrounding the large gas holders in which the gas was stored.

Under the Order on Consent, the entire site will be remediated in a series of Interim Remedial Measures (IRMs), of which the removal of lead contaminated soil, was one. In October 1994, Brooklyn Union, with the approval of the United States Coast Guard, installed the first IRM (IRM-I) at the Coney Island Site and in the Coney Island Creek in order to mitigate seepage into the creek. IRM-II provided further data of lead levels at the site and a NYSDEC-approved work plan that included community air monitoring consistent with NYSDOH guidance during remedial activities. The focus of IRM-II was to remove as much lead contaminated soil as possible and practicable in an early-phase IRM and to cover and contain any remaining lead soil contamination above the cleanup objectives.

Key Report Findings and Conclusions

Sampling of the area for the IRM, as well as the actual remediation work, indicated that at approximately one foot below the surface there is a hard, asphalt-like layer, most likely coal tar, a by-product of the gas making process. It was deemed very unlikely that lead paint chips could penetrate this layer. The entire IRM area was divided into five sub-areas that contained lead levels above cleanup objectives.

Continued on Page 3

<p><u>Final Report on Remediation of Lead Contaminated Soil Continued</u></p>	<p style="text-align: center;">Fact Sheet 3 - Continued from page 2</p> <p>During the remediation, 250 tons of non-hazardous soil containing lead contamination and nearly 1600 tons of soil containing hazardous concentrations of lead were removed. The non-hazardous soil was recycled for reuse, and the hazardous soil was stabilized and placed in a RCRA permitted landfill. The entire work area was then covered with soil-like compost and re-seeded.</p> <p>After the contaminated soil was removed, tests were performed to determine whether the lead contamination had been reduced to a level that met or exceeded the objectives for the IRM. Except for the sub-areas immediately surrounding the large gas holder, this was achieved. Further tests of the soil immediately surrounding the large gas holder were undertaken, which indicated that this soil contained high levels of coal-tar contamination and would have to be handled differently than the lead contaminated soil. Therefore, since clean-up of coal-tar contamination is a further goal of the overall remediation program, the coal tar soil and lead (above cleanup level) mixture will be handled during later cleanup. Brooklyn Union suggested and NYSDEC approved covering the sub-area containing levels of lead that exceeded the cleanup objective with a greater amount of the soil-like compost and seed mixture. It was determined that the cover material would provide adequate interim protection before final cleanup is performed.</p> <p>In summary, the objectives for this IRM were achieved. Lead contamination has been reduced to acceptable levels, where possible, in the designated areas to a depth of one foot. Lead has been removed, from the most contaminated areas and pathways, and there are now more options for removal and disposal of the underlying coal tar impacted soils as a result of the removal of the lead.</p>
	<p style="text-align: center;">BU State Reps Available to Answer Questions</p> <p>If you or your organization have questions about the remediation of the BBGW site, please contact Cathy Sevos through the BBGW Hotline. The NYSDEC and NSDOH representatives identified on Page 1 are also available to answer your questions.</p>

Appendix C
Identification of Affected and/or Interested Parties

Bay News
1733 Sheepshead Bay
Brooklyn, NY 11235
Publisher: Ed Luster

Jerold L. Nadler
Congressman
532 Neptune Avenue
Brooklyn, NY 11224
(District 9)

Skyline
2123 Utica Avenue
Brooklyn, NY 11234
Publisher: Greg Linder

Charles E. Schumer
Congressman
1628 Kings Hwy
Brooklyn, NY 11229
(District 9)

Community Board 13
2900 West 8th Street
Brooklyn, NY 11224
Charles Reichenthal

Howard L. Lasher
Councilman
2971 Ocean Pkwy
Brooklyn, NY 11224
(District 47)

Gravesend Athletic Association
Post Office Box 023063
Brooklyn, NY 11223
President: Michael Montemarano

Seymour Lachman
Senator
2346 86th St
Brooklyn, NY 11214
(District 22)

Gravesend Athletic Association
Post Office Box 023063
Brooklyn, NY 11223
Vice President: Frank Iovino

NYC Transit Authority
Correspondence Unit
370 Jay Street
Brooklyn, NY 11201

Our Lady of Grace R.C. Church
430 Avenue W
Brooklyn, NY 11223
Pastor: Fr. Dominick Cutrone

NYCDOT
Public Affairs
40 Worth Street
New York, NY 10013

William Colton
Assemblyman
211 Kings Hwy
Brooklyn, NY 11223
(District 47)

Appendix C

Identification of Affected and/or Interested Parties

President of the Borough of Brooklyn Borough Hall 210 Joralemon Street Brooklyn, NY 11201	King Garden Restaurant 1206 Neptune Avenue Brooklyn, NY 11224
Ms. Michelle Needle Community Liaison New York City Department Environmental Protection Bureau of Public Affairs, 19th floor 59-17 Junction Blvd. Corona NY 11368	NYC Off Track Betting 1208 Neptune Ave. Brooklyn, NY 11224
United States Coast Guard Captain of the Port Governors Island New York, NY 10004	RPM Pizza 1210 Neptune Ave Brooklyn, NY 11224
State of New York Dep. of Public Service Mr Peter Isaacson Three Empire State Plaza Albany, NY 12223	Key Drug Co. 1212 Neptune Ave Brooklyn, NY 11224
Jules Polenetsky Assemblyman 2971 Ocean Parkway Brooklyn, NY 11235	JMNR Corp. 1216 Neptune Ave Brooklyn, NY 11224
Consolidated Edison 1201 Neptune Avenue Brooklyn, NY 11224 Attn. Public Relations Department	Alga Laundromat Inc. 1220 Neptune Ave Brooklyn, NY 11224
	Coney Island Medical Center 1230 Neptune Avenue Brooklyn, NY 11224
	Triple D Service Center 2833 West 8th Street Brooklyn, NY 11224
	Shiel Laboratory Inc. 2857 West 8th Street Brooklyn, NY 11224

Appendix C
Identification of Affected and/or Interested Parties

Human Resources Administration
2857 West 8th Street
Brooklyn, NY 11224

Misa Entertainment Co. Inc.
2857 West 8th Street
Brooklyn, NY 11224

Alex Medved
2857 West 8th Street
Brooklyn, NY 11224

2875 W. 8th Street Assoc.
2875 West 8th Street
Brooklyn, NY 11224

NYS Dept. Of Motor Vehicle
2875 West 8th Street
Brooklyn, NY 11224

Mei Kuai Zheng
2875 West 8th Street
Brooklyn, NY 11224

W. 8th St Pizza & Bagel Corp.
2875 West 8th Street
Brooklyn, NY 11224

Ocean Blue Deli Inc.
2875 West 8th Street
Brooklyn, NY 11224

Luna Park Housing Corp.
2900 West 8th Street
Brooklyn, NY 11224
Attention: Superintendent
Please Post Notice

Luna Park Housing Corp.
2956 West 8th Street
Brooklyn, NY 11224
Attention: Superintendent
Please Post Notice

Ms. Vivian Faraci
2900 Shell Rd.
Brooklyn, NY 11224

C. Palma
2916 Shell Rd.
Brooklyn, NY 11224

Jo Ann Cummings
2916 Shell Rd.
Brooklyn, NY 11224

Shell Associates LP
2955 Shell Road
Brooklyn, NY 11224

2955 Shell Road
Brooklyn, NY 11224
Attn. Superintendent
Please Post Notice

Appendix C
Identification of Affected and/or Interested Parties

Auto Repair Shop
1111 Neptune Avenue
Brooklyn, NY 11224

Barry Hersh
Dames & Moore/Brookhill, LLC
11 East 44th Street
NY, NY 10017

Daniel Tire Shop
1113 Neptune Avenue
Brooklyn, NY 11224

Annette Murphy
PTA/PS 288
2926 West 25th Street
Brooklyn, NY 11224

Frank A. LoPiccolo
169 Bay 44 St.
Brooklyn, NY 11214-5527

Al O'Hagen
Coney Island Chamber of Commerce
Surf Avenue
Brooklyn, NY 11224

Eddie Mark
Astella Development Corp.
1618 Mermaid Avenue
Brooklyn, NY 11224

Stanley Kantonist
Community Board #13
2960 West 8th Street
Brooklyn, NY 11224

Paul Boyce
Aquarium for Wildlife Conservation
Boardwalk and West 8th Street
Brooklyn, NY 11224

Louis Posner
168 Avenue P
Brooklyn, NY 11223

Frank Payne
2739 Stillwell Avenue
Brooklyn, NY 11224

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Identification of Affected and/or Interested Parties

Human Resources Administration
2857 West 8th Street
Brooklyn, NY 11224

Luna Park Housing Corp.
2900 West 8th Street
Brooklyn, NY 11224

CDM

Camp Dresser & McKee

facsimile transmission

CAMP DRESSER & MCKEE

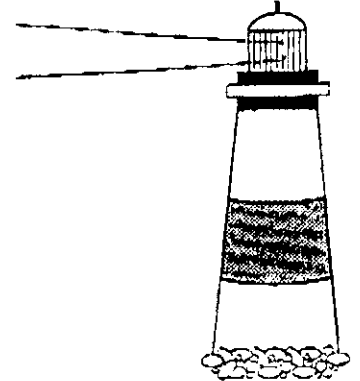
100 Crossways Park West - 4th Floor/Suite: #415

Woodbury, New York 11797-2012

Telephone Number: (516) 496-8400

Voice Mail Number: (516) 496-2055

FAX Number: (516) 496-8864



To: JOE O'CONNELL

Date: 7/4/98

Job No.: _____

From: JOHN BOYER

Work Group No.: 1273

Number of pages transmitted including this sheet: 2

- THE MISSING PAGE FROM YOUR REPORT