NEW YORK STATE | Department of Environmental Conservation

December 2016

FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email.* See "For More Information" to Learn How.

Site Name: 2 Ingraham Street
DEC Site #: C224036
Address: 2 Ingraham St
East Williamsburg, NY 11206

Have questions? See "Who to Contact" Below

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the 2 Ingraham Street site ("site") located at 2 Ingraham St, East Williamsburg, 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." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

How to Comment
NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from **December 19, 2016** through **January 18, 2017**. The proposed plan is available for 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 Interim Remedial Measure Work Plan
An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

1. Groundwater, indoor air, sub-slab vapor and ambient air sampling prior to demolition and excavation work;
2. On-site building will be partially demolished and materials which can't be beneficially reused on site will be taken off-site for proper disposal in order to implement the IRM;
3. Excavation and off-site disposal of approximately 1,450 cubic yards of soil containing elevated concentrations of metals (e.g.,chromium, lead, mercury and nickel) and tetracholoethylene (PCE) above commercial use and/or protection of groundwater soil cleanup objectives (SCOs);
4. Shoring and/or sheet piling will be required to stabilize the excavation side walls due to the depth of contaminated soil in some areas;
5. Removal of Underground Storage Tank (UST) and associated piping, if encountered, during the IRM;

6. Dewatering of the site to allow excavation up to 20 feet below the ground surface and treatment of the extracted groundwater;
7. Confirmation and documentation samples will be collected to ensure cleanup goals are met; and
8. Upon completion of the excavation, clean soil will be imported to the site to backfill the excavation.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during excavation activities. The HASP and CAMP establish procedures for the protection of on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Summary of the Investigation
The Remedial Investigation was performed at this site from July 2013 - October 2014 and forms the basis for the proposed IRM.

The primary contaminants of concern at the site include metals, Semi-Volatile Organic Compounds (SVOCs) (specifically Polycyclic Aromatic Hydrocarbon [PAHs]), and Volatile Organic Compounds (VOCs). Analytical results from soils sampling reported a metals (e.g., chromium, lead, mercury, and nickel) and PAHs above commercial use and/or protection of groundwater SCOs. A VOC (PCE) was noted above protection of groundwater SCOs. The metals are present at the shallow and deeper soil up to 25 ft. below ground surface (bgs). The PCE and PAHS are present in the shallow soil (0-5 feet bgs). PAHs are likely due to the presence of historic fill, while the metals (e.g., chromium, lead, mercury, and nickel) and PCE contamination are related to past site use.

Groundwater sampling indicates on-site metals (e.g., chromium, lead and nickel) contamination above Class GA groundwater standards, while other metals (e.g., arsenic and cadmium) were found in relatively low levels in groundwater and are likely related to the presence of historic fill. VOCs including PCE were detected on-site below groundwater standards. VOCs (PCE and trichloroethylene [TCE]) and metals were detected above groundwater standards in off-site downgradient wells adjacent to the sidewalk).

Slightly elevated levels of VOCs (e.g., PCE, TCE and 1,1,1-Trichloroethane) were detected in soil vapor. These contaminants could potentially impact the indoor air in the on-site buildings through soil vapor intrusion. The on-site building is currently vacant, but additional investigation will be completed during the IRM to evaluate the potential for exposure of future occupants to site-related contaminants from vapor intrusion.

Next Steps
NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see "Where to Find Information" below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background
Location: The 2 Ingraham Street site is located at 2 Ingraham Street in the East Williamsburg Area of Brooklyn, NY.

Site Features: The site is a 0.5 acre warehouse and is bordered on the south by Harrison Place, on the north by Ingraham Street, on the west by Bogart Street, and on the east by Morgan Avenue. The site is affected by an easement for the New York City Water Tunnel No. 3.

Current Zoning and Land Use: The current zoning of the property is M1-2 (light manufacturing), and it is currently vacant. The surrounding land use is mainly manufacturing (M-1 and M-2) with residential (R-6) farther east and west of the site. The businesses in the immediate area include warehouses, auto scrap yards, masonry materials sales, waste management and trucking. The neighborhood surrounding the site includes some residential units interspersed with commercial properties. A New York City Transit Authority subway line is located beneath Harrison Place, and there are rail yards nearby which are connected to the Long Island Railroad Bushwick Branch.

Past Use of the Site: Prior 1946 the Site was used as an orphanage. In 1948, the site was occupied by an umbrella manufacturing plant and a metal plating company between 1946 and early 1990's. After the 1990's, the site has been used as a warehouse without major changes.

Site Geology and Hydrogeology: The site is underlain by 0 to 8 feet of fill. The fill consists predominantly of silty sands with gravel, bricks, rock fragments, concrete, and coal cinders. Native soils beneath the fill layer consist of medium to fine sand and silt and continues with slight variations up to 35 feet below ground surface (bgs). Clay was encountered at several boring locations at depths greater than 6 feet bgs.

The depth to groundwater is approximately 15 feet below grade. The regional groundwater flow direction is roughly south to north, towards the English Kills.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:
http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224036

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 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

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, Central Branch
Attn: Loren Williams
10 Grand Army Plaza
Brooklyn, NY 11238
phone: 718-230-2100
(l.williams@brooklynpubliclibrary.org)

Brooklyn Community Board 1
Attn: Gerald A. Esposito
435 Graham Avenue
Brooklyn, NY 11211
phone: 718-389-0009
(bk01@cb.nyc.gov)

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

Project Related Questions
Javier Perez-Maldonado
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-8172
Email: javier.perez-maldonado@dec.ny.gov

Site-Related Health Questions
Stephen Lawrence
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower Room 1787
Albany, NY 12233
Tel: 518-402-7860
Email: BEEI@health.ny.gov

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.

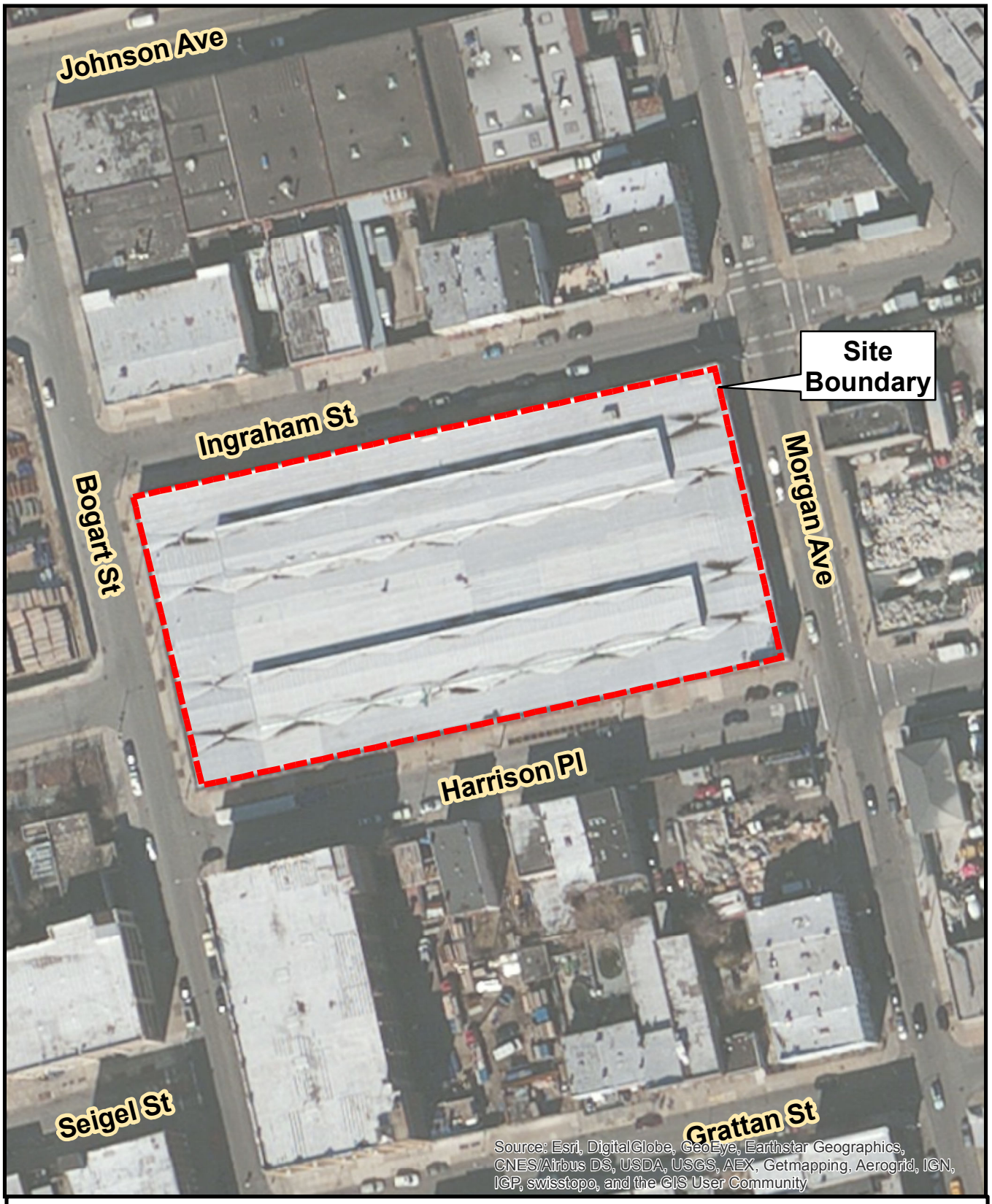

Figure 1

Site Location Map

2 Ingraham Street
East Williamburg, Kings County
Site No. C224036

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