



# FACT SHEET

## Brownfield Cleanup Program

**Proposed Whole Foods Market  
C224100  
Brooklyn, NY**

**June 2005**

### **Additional Interim Remedial Measures to Address Brownfield Site Contamination to Begin**

Construction is about to begin at 220 3<sup>rd</sup> Street in Brooklyn, Kings County under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. WFM Properties Brooklyn, LLC will soon begin additional remedial activities to address contamination at the site with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC previously accepted an application submitted by WFM Properties Brooklyn, LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes. A draft Remedial Investigation Work Plan (RIWP) and associated Fact Sheet were submitted to the NYSDEC at the same time as the BCP application. The draft RIWP was revised based on comments from the NYSDEC and New York State Department of Health (NYSDOH). The revised draft RIWP was submitted to the NYSDEC on May 17, 2005.

#### **Highlights of the Upcoming Site Remedial Activities**

In some cases, site conditions make it appropriate to complete Interim Remedial Measures (IRMs). An Interim Remedial Measure or "IRM" means a discrete set of activities to address site conditions, which can be undertaken without extensive investigation and evaluation. Its purpose is to lessen obvious risks at the site to the environment and/or public health. IRMs may function as a temporary rather than final remedial response to the problem. An IRM may become the final remedy if it achieves the remedial goal established for the site.

The additional proposed remedial work at the site will consist of soil removal from contaminated areas where the concentration of certain regulated compounds significantly exceed NYSDEC clean-up criteria or site specific clean-up goals developed by NYSDEC. Specifically, classes of compounds of concern include volatile organic compounds (VOCs), poly-aromatic hydrocarbons (PAHs), poly-chlorinated biphenyls (PCBs), and metals. This work will be completed under an Interim Remedial Measures (IRM) Work Plan approved by the NYSDEC. A copy of the draft work plan can be found in the document repository discussed below. The work will take place during normal business hours (8am to 5pm, Monday through Friday) and it is expected to be completed within three months. WFM Properties Brooklyn, LLC will employ recommended air monitoring procedures as outlined in the NYSDOH Generic Community Air Monitoring Program. Trucks, excavation equipment and related personnel will be used onsite as part of the remediation. No roads are expected to be closed during the excavation work and there will be no interruption of water service or other utilities.

**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 and business.

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:  
[www.dec.state.ny.us/website/der/bcp](http://www.dec.state.ny.us/website/der/bcp)

## **Next Steps**

WFM Properties Brooklyn, LLC is expected to begin initial remedial activities at Proposed Whole Foods Market on or about mid June to early July 2005 and this was subject of a previously submitted fact sheet. The additional IRM activities are expected to begin sometime in late-July 2005 following NYSDEC review and the 45-day public comment period. The activities in the additional IRM are anticipated to take about three months to complete. NYSDEC will oversee the remedial activities. Upon the NYSDEC's approval of the revised RIWP, WFM Properties Brooklyn, LLC will complete investigation activities at this site and ultimately submit a Remedial Investigation Report to the NYSDEC. If necessary, WFM Properties Brooklyn, LLC will develop and submit a Remedial Action Work Plan, which will detail any additional activities necessary to address contamination at this site.

## **Background**

The 2.155 acre site located in a commercial area and is zoned as "Medium Manufacturing District". Historically occupants of the site included the following businesses: coal yard, ice company, oil company, trucking company, auto junkyard, truck and automobile repair shops, a lumber yard, freight storage, radiator manufacturing and repair shop, and brick and tile storage. Contamination has been identified at the site and consists of volatile organic compounds, poly-aromatic hydrocarbons, metals, and polychlorinated biphenyls or "PCBs".

No remedial activities are known to have taken place at the site. Several environmental investigations were completed at the site by a qualified environmental consultant (BL Companies) on November 12, 2003 (ground penetrating radar survey), December 5 & 9, 2003 (subsurface investigation [SI]), December 15, 2003 (soil-gas survey), January 19 through 21, 2004 (SI), October 28 & 29, 2004 (SI), November 1 through 3, 2004 (SI), December 6 through 8, 2004 (SI), February 24, 2005 (slug tests), and March 31, 2005 (soil-gas survey).

On October 27, 2004, WFM Properties Brooklyn LLC submitted a BCP application to the NYSDEC to enter the BCP as a Volunteer and a draft RIWP. The Brownfield Cleanup Agreement was executed by the NYSDEC on April 25, 2005 making it effective as of that date and the Citizen Participation Plan (CPP) was approved for implementation on April 27, 2005. Comments regarding the draft RIWP were received from the NYSDEC on May 4, 2005. The revised draft RIWP was re-submitted on May 17, 2005 and is under review by NYSDEC.

On May 26, 2005, a draft IRM work plan (to remove underground storage tanks and septic systems) was submitted to the NYSDEC and NYSDOH for review and comment. Based on preliminary comments from the NYSDEC, a revised draft IRM work plan was submitted on June 2, 2005 and is under review.

## **FOR MORE INFORMATION**

### **Document Repository**

A local document repository has been established at the following location to help the public to review important project documents. These documents include the Phase I Environmental Site Assessment, the Comprehensive Phase II Site Investigation, the draft RIWP, the draft IRM for Underground Storage Tank Removal, the draft IRM for Soil Excavation, the CPP, and the application to participate in the BCP accepted by NYSDEC:

New York City Public Library  
Carroll Gardens Branch  
396 Clinton Street  
Brooklyn, NY  
(718) 596-6972

New York City Public Library  
Park Slope Branch  
6<sup>th</sup> Avenue, near 9<sup>th</sup> Street  
Brooklyn, NY  
(718) 832-1853

**Who to Contact**

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

Project Related Questions

Javier Perez

NYS Department of Environmental Conservation

Division of Environmental Remediation

Remedial Bureau B, Section B

625 Broadway, 12th Floor

Albany, NY 12233-7016

Phone: (518) 402-9774

Email: [jxperez@dec.state.ny.us](mailto:jxperez@dec.state.ny.us)

Health Related Questions

Christopher M. Doroski

New York State Department of Health

Bureau of Environmental Exposure

Investigations

Flanigan Square

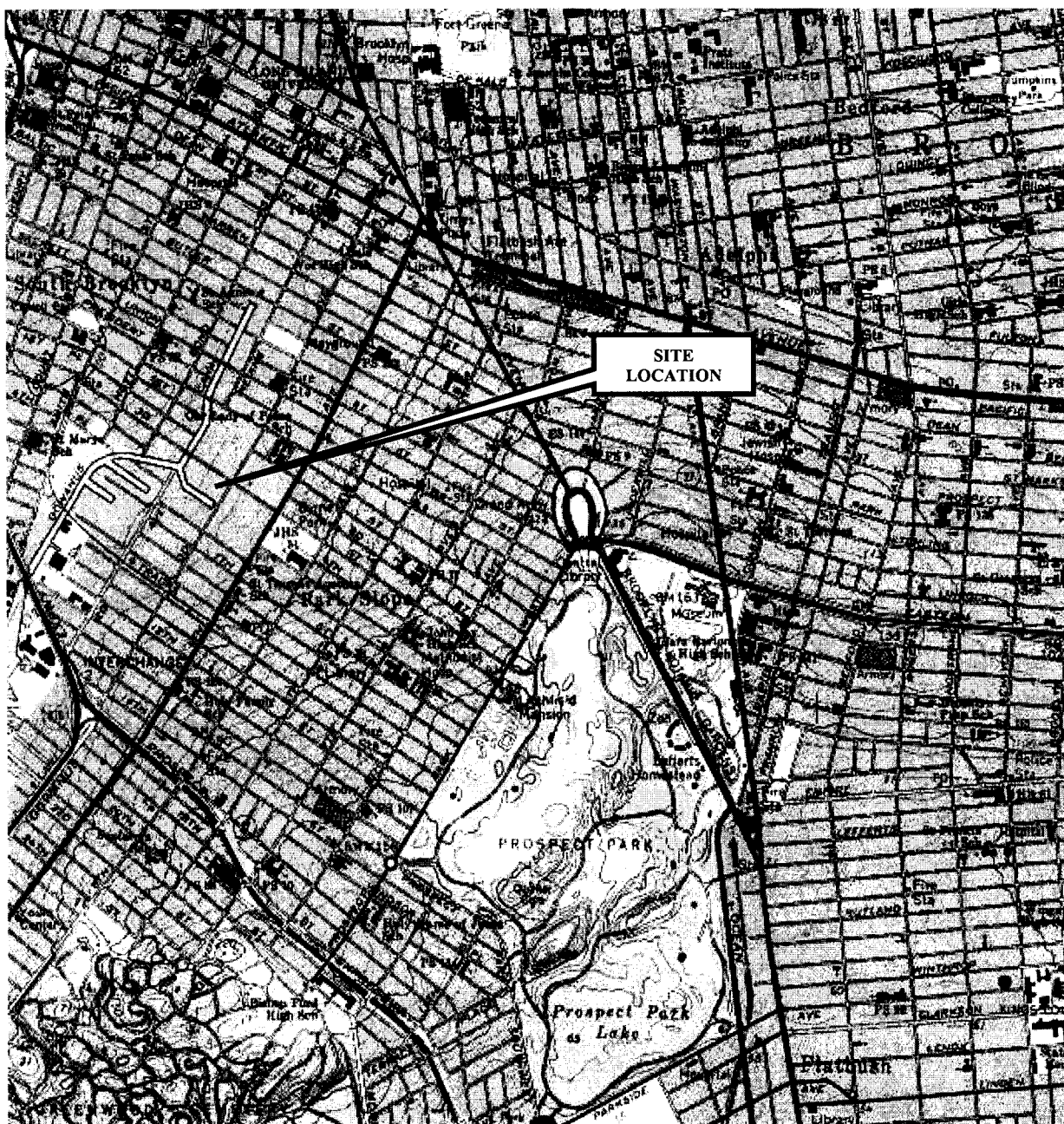
547 River Street

Troy, NY 12180-2216

(518) 402-7860 or

1-800-458-1158 Ext 27860

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager above. 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.



Base map is a reproduction of the U.S.G.S. 7.5 Minute Topographic  
 Quadrangle of Brooklyn, New York, 1967, photorevised 1979.



**SITE LOCATION MAP**  
 PROPOSED WHOLE FOODS MARKET  
 NYSDEC BCP SITE No. C224100  
 220 3<sup>RD</sup> STREET

CITY OF NEW YORK, KINGS COUNTY, BROOKLYN, NEW YORK

Project No. 03C497-B