



# FACT SHEET

## Brownfield Cleanup Program

Whole Foods Site  
Site No. C224100  
Brooklyn, NY

November 2006

### Remedial Investigation Report Under Review; Report Recommends Remediation of Brownfield Site Contamination

An investigation has been completed for the 220 Third Street Site located at Third Avenue and Third Street in the Borough of Brooklyn, City of New York, Kings County, New York under New York's Brownfield Cleanup Program (BCP). See map for the location of the site. WFM Properties Brooklyn, LLC (now known as 190-220 Third Street Store Brooklyn, LLC) has submitted to the New York State Department of Environmental Conservation (NYSDEC) a "Remedial Investigation Report" which is under review. The Remedial Investigation (RI) Report describes the results of the environmental investigation of the site and recommends action to address contamination. The RI Report (dated October 31, 2006) is available at the document repository identified in this fact sheet.

NYSDEC previously accepted an application submitted by 190-220 Third Street Store Brooklyn, LLC to participate in the BCP. The application proposes that the site will be used for commercial purposes, and is the proposed location of a Whole Foods Market natural food store.

#### Highlights of the Remedial Investigation Report

The RI Report has several goals:

- 1) describe the investigation activities completed;
- 2) describe the nature and extent of contamination at the brownfield site;
- 3) provide information about off-site contamination issues, and
- 4) recommend whether the Applicant believes that remediation is required. "*Remediation*" means all necessary actions to address any known or suspected contamination associated with the site.

190-220 Third Street Store Brooklyn, LLC completed the RI field activities between November 2003 and June 2006, and included the collection and laboratory analyses of more than 120 samples.

**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)

The following are some of the major findings and recommendations presented in the RI Report.

- Subsurface soils, soil gas and ground water at the site contained chemical substances related to filling and former on-site and off-site industrial operations.
- Volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals were identified as chemical substances that are present at concentrations that exceed applicable screening standards in on-site subsurface soils.
- The presence of VOCs in soil gas suggests on-site and off-site sources of petroleum mixtures (i.e., gasoline).
- Organic compounds have been detected at

concentrations that exceed applicable screening standards in on-site ground water.

- A possible off-site source of organic compounds in groundwater was identified across Third Street just northeast and hydraulically upgradient of the site.
- Remediation of the site is necessary, and data collected during RI activities will be used to aid in the selection of the most effective long-term remedial measures consistent with the contemplated commercial use of the site.

### **Next Steps**

NYSDEC will complete its review and, if appropriate, approve the RI Report. 190-220 Third Street Store Brooklyn, LLC will develop a Remedial Work Plan. This work plan will describe how the Applicant will address the contamination related to the brownfield site. The remedial work will be performed with oversight by NYSDEC and NYSDOH. When 190-220 Third Street Store Brooklyn, LLC submits a Remedial Work Plan for approval, NYSDEC will announce the availability of the draft work plan for public review and a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and remediation of 220 Third Street Site.

### **Background**

The site consists of approximately 2.155 acres of land and covers the following addresses, 210 to 220 Third Street and 370 and 376 to 384 Third Avenue. The site is located in a commercial area and is zoned as “medium manufacturing district.” 190-220 Third Street Store Brooklyn, LLC has entered the NYSDEC’s “Brownfield Cleanup Program” as a volunteer to ensure that the site is investigated to determine presence or absence of any chemical substances related to the site’s former industrial history, define the nature and extent of detected chemical substances, and provide data to aid the environmentally responsible clean up of the site. A Brownfield Cleanup Agreement between 190-220 Third Street Store Brooklyn, LLC and the NYSDEC was initiated on March 31, 2005.

The Gowanus Canal/4<sup>th</sup> Street Basin was originally a wetlands area. The site was created by filling the wetlands during the mid-1800s and the early 1900s. Specific sources of fill material are unknown, but according to the United States Army Corps of Engineers, the canal is filled with 20 feet of ash in some places and it was a common practice to use demolition debris, ash and furnace slag as riverfront fill.

Prior to 1880, the site was part of the Edwin Clarke and Grace Hill Litchfield Estate. During the late 1800s through 2004, the site was the location of numerous industrial operations, including coal yards, an ice company, lumberyards, a petroleum oil company, a building materials company, a trucking company, a freight depot, and an automobile junkyard and automobile repair shop. Chemical substances related to these former industrial operations included BTEX compounds, polycyclic aromatic hydrocarbons (PAHs), and metals. BTEX compounds are benzene, toluene, ethylbenzene, and xylenes. These are volatile organic hydrocarbons found in most petroleum products such as gasoline. PAHs are also found in many petroleum products, such as fuel oil and asphalt.

As previously discussed in this fact sheet, the RI field work was completed between November 2003 and June 2006, and included the collection and laboratory analyses of more than 120 samples. The RI Report concluded that subsurface soils, soil gas and ground water contained chemical substances related to filling and former industrial operations, and the remediation of the site was necessary.

Two interim remedial measures (IRMs) were completed on the site in 2005 to prevent potential risk to human health and the environment from on-site areas of detected chemical substances found during RI

activities. More than 11,000 tons of petroleum-contaminated soil was removed from the site during the IRMs. To address the contamination remaining on the site after the implementation of the IRMs, a Remedial Work Plan will be prepared by 190-220 Third Street Store Brooklyn, LLC in cooperation with the NYSDEC and NYSDOH. The Remedial Work Plan will describe the proposed remedy that the NYSDEC and NYSDOH have found to be approvable for the site.

## **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 RI Report and the application to participate in the BCP accepted by NYSDEC:

New York City Public Library  
Carroll Gardens Branch  
396 Clinton Street  
Brooklyn, NY 11231  
(718) 596-6972

New York City Public Library  
Park Slope Branch  
6<sup>th</sup> Avenue, Near 9<sup>th</sup> Street  
Brooklyn, NY 11215  
(718) 832-1853

Brooklyn Community Board #6  
250 Baltic Street  
Brooklyn, NY 11201  
(718) 643-3027

### **Who to Contact**

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

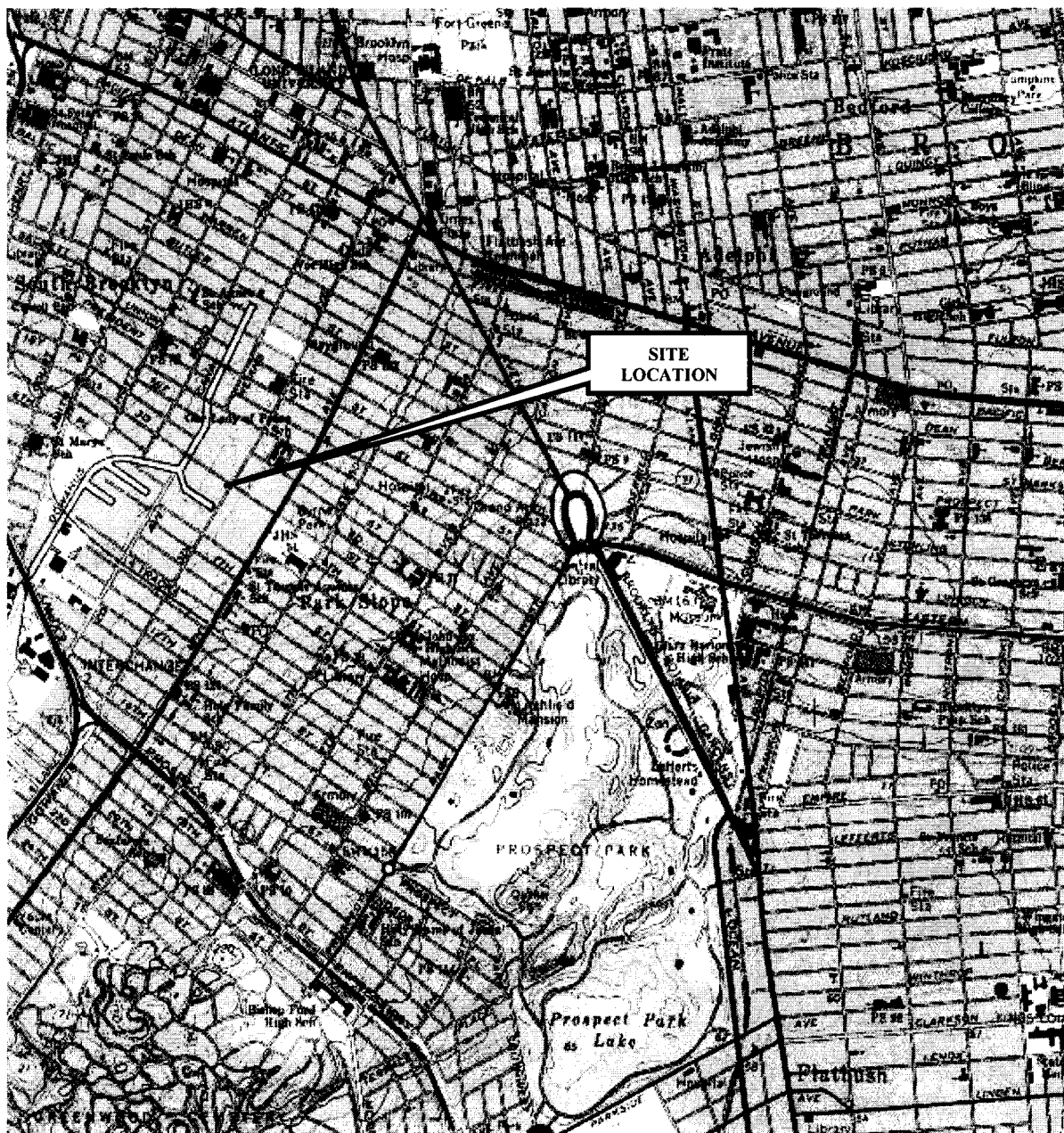
#### Project Related Questions

Javier Perez  
Project Manager  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
Remedial Bureau B, Section B  
625 Broadway, 12<sup>th</sup> floor  
Albany, NY 11233-7016  
(518) 402-9774  
1-888-212-9586

#### Health Related Questions

Christopher M. Doroski  
Public Health Specialist 2  
NYS Department of Health  
Bureau of Environmental Exposure Investigation  
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 THIRD STREET SITE

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