



FACT SHEET

Brownfield Cleanup
Program

Whole Foods Site
Site No. C224100
Brooklyn, NY

December 2006

Draft Remedial Work Plan Available for Public Comment

The New York State Departments of Health (NYSDOH) and Environmental Conservation (NYSDEC) requests public comments as it reviews a proposed remedy to address contamination related to the Whole Foods Site located at 220 Third Street in the Borough of Brooklyn, Kings County, New York. See map for the location of the site. The proposed remedy is described in a draft Remedial Work Plan that was submitted by WFM Properties Brooklyn, LLC (now known as 190-220 Third Street Store Brooklyn, LLC) under New York's Brownfield Cleanup Program (BCP).

Public Comments About the Draft Remedial Work Plan

The Department is accepting written public comments about the draft Remedial Work Plan for 45 days, from December 12, 2006 through January 25, 2007. The draft Remedial Work Plan is available for public review at the document repositories identified in this fact sheet. Comments expressing objection or opposition to the work plan must explain the basis of that opposition and identify the specific grounds, which could lead the Department to impose significant changes on the work plan. No formal response will be made to comments received by the Department. NYSDEC and NYSDOH are reviewing this document concurrently. Written comments should be submitted to:

Javier Perez
Project Manager
NYS Department of Environmental Conservation
Division of Environmental Remediation
Remedial Bureau B, Section B
625 Broadway, 12th floor
Albany, NY 12233-7016

Highlights of the Draft Remedial Work Plan

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

The Remedial Work Plan has several goals:

- 1) Identify cleanup levels to be attained or the process to be used to determine these levels;
 - 2) Explain why the Remedial Work Plan concludes that the results of remediation will protect public health and the environment; and
 - 3) Provide a detailed description of the remedy selected to address site contamination. The work will be performed by 190-220 Third Street Store Brooklyn, LLC with oversight by NYSDEC and the NYSDOH.
- "Remediation" means all necessary actions to address any known or suspected contamination associated with the

site.

Contamination is currently present on the site as a result of both historic industrial uses and the presence of urban fill, which is ubiquitous in the neighborhood. 190-220 Third Street Store Brooklyn, LLC has proposed a site-specific cleanup in accordance with the approach identified under the BCP as Track 4 Restricted Use Site Specific Evaluation. The proposed remedial action will excavate and dispose of soils impacted with contaminants as a result of identified on-site releases, remove any former structures (USTs, pipes, etc.), monitor groundwater via natural attenuation, install a soil vapor barrier and a sub-slab depressurization system, install a demarcation barrier within any areas outside of the proposed building footprint boundary, and install a cap consisting of either structural building foundation slab, asphalt paving and sub base, or several feet of clean fill. Institutional controls will be implemented to control potential exposure to soils and groundwater below the cover system. The proposed institution controls include:

- Environmental easement to ensure that the use restrictions and proposed institutional/engineering controls remain in place.
- A prohibition of land development for a use other than commercial or industrial without written approval of the NYSDEC.
- Worker notification if utility or other excavation work below the cover system is planned on-site.
- Notification to the NYSDEC prior to any action that could jeopardize the integrity of the remedy.
- Development of a site management plan.
- A prohibition on the development of water supply or irrigation wells on the site.
- Periodic inspection and certification to confirm appropriate use of the site and to ensure that engineering and institutional controls included in this remedy are in place and remain effective.

The proposed remedial action is expected to achieve a cleanup that is appropriate for the anticipated future commercial use of the site, and ensure that the resulting site conditions are protective of human health and the environment.

Significant Threat Determination

NYSDOH and NYSDEC are finalizing the significant threat determination for this site. A new fact sheet will be sent to the BCP mailing list when the significant threat determination has been completed.

Next Steps

NYSDEC will consider public comments as it completes its review, has any necessary revisions made and, if appropriate, approves the Remedial Work Plan. NYSDOH must concur in the approval of the Remedial Work Plan. The approved Remedial Work Plan will be placed in the document repository. After NYSDEC approves a Remedial Work Plan, 190-220 Third Street Store Brooklyn, LLC may proceed with the design and construction of the site remedy. 190-220 Third Street Store Brooklyn, LLC is committed to starting the final cleanup of the site in the winter of 2006 and completing the cleanup in 2007. The projected store opening date is currently scheduled for spring 2008.

The remedial action proposed for Whole Foods Site is relatively simple. NYSDEC has determined that site-specific technical plans that will be added will allow the Remedial Work Plan to serve as a Remedial Action Work Plan that will guide construction of the remedy.

NYSDEC will keep the public informed during the remediation of the Whole Foods 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 contamination related to the site’s former industrial history, define the nature and extent of detected contamination, 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/4th Street Basin was originally a wetlands area. The site was created by filling the wetlands during the mid-1800s and the early 1990s. 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. Contamination 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.

190-220 Third Street Store Brooklyn, LLC completed a remedial investigation (RI) at the site to determine the nature and extent of contamination in subsurface soil and ground water at the site resulting from former on-site and potential off-site industrial operations. The RI was completed between November 2003 and April 2006, and included the collection and laboratory analyses of more than 120 samples. A technical Remedial Investigation Report (RIR) (dated October 31, 2006) documenting the RI activities and findings has been prepared by 190-220 Third Street Store Brooklyn, LLC and submitted for approval by the NYSDEC and NYSDOH. The RIR concluded that subsurface soils, soil gas and ground water contained contaminants related to filling and former industrial operations, and the remediation of the site was necessary. The RIR is available for public review at the document repository identified in this fact sheet.

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 contamination found during investigation activities. More than 11,000 tons of petroleum-contaminated soil was removed from the site during the IRMs. To address contamination remaining on the site after the implementation of the IRMs, a draft Remedial Work Plan has been prepared by 190-220 Third Street Store Brooklyn, LLC in cooperation with the NYSDEC and NYSDOH. The draft Remedial Work Plan describes the proposed remedy and is now available for public review and comment at the document repository identified in this fact sheet.

FOR MORE INFORMATION

Document Repository

Local document repositories have been established at the following location to help the public to review important project documents. These documents include the draft Remedial Work Plan, Remedial

Investigation 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
6th Avenue, Near 9th 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, 12th 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

WHOLE FOODS SITE

NYSDEC BCP SITE No. C224100

220 THIRD STREET

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