



# FACT SHEET

## Brownfield Cleanup Program

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Site Name: Whole Foods Site

April 2012

DEC Site #: C224100

Site Address: 210, 212, 220 3rd St. and 360 3rd Ave.  
Brooklyn, NY 11215

### **NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site**

The New York State Department of Environmental Conservation (NYSDEC or Department) has determined that the cleanup requirements to address contamination related to Whole Foods Site ("site") located at 210, 212, 220 3rd St. and 360 3rd Ave., Brooklyn, Kings County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

**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 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:  
<http://www.dec.ny.gov/chemical/8450.html>

The cleanup activities were performed by 190-220 Third Street Store Brooklyn NY, LLC and Whole Foods Market Group, Inc. with oversight provided by NYSDEC. NYSDEC has issued a Certificate of Completion regarding the site. A copy of the Notice of the Certificate of Completion is available at the location(s) identified below under "Where to Find Information."

#### **Institutional and Engineering Controls**

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been put in place on the site:

- Ground Water Use Restriction
- Soil Management Plan
- Landuse Restriction
- Monitoring Plan
- Site Management Plan
- IC/EC Plan

The following engineering controls have been put in place on the site:

-Cover System

### **Next Steps**

NYSDEC issued the Certificate of Completion to the applicant (or applicants, if appropriate) based on review and approval of a Final Engineering Report. The Final Engineering Report includes: 1) a description of the cleanup activities completed; 2) certification that cleanup requirements have been or will be achieved for the site; 3) a description of any institutional/engineering controls to be used; and 4) a certification that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **Background**

**Location:** The Whole Foods site is located in the vicinity of the intersection of 3rd Street and 3rd Avenue in Kings County, NY.

**Site Features:** The site consists of approximately 2.101-acres. The site is fenced and is bordered on the south by 4th Street Basin (Gowanus Canal), on the north by 3rd Street, on the west by privately owned real property, and on the east by 3rd Avenue.

**Current Zoning/Uses:** The property is zoned as “medium manufacturing” in a commercial area. The site is currently owned by 190-220 Third Street Store, LLC and is vacant. The surrounding parcels are currently used for a combination of mixed light industrial, commercial and residential. The closest residential area is believed to be on 4th Avenue.

**Historical Uses:** The subject site formerly consisted of several interconnected buildings and an open rear area that bordered the Gowanus Canal. The buildings’ prior uses that appear to have led to possible contamination include a coal yard, oil company, and junkyard and auto repair business. All buildings have been demolished.

**Site Geology and Hydrogeology:** The Site is underlain by urban fill that varies in thickness from approximately 5 feet to 25 feet. The urban fill is underlain by an organic layer composed of varying proportions of silt and clay that varied in thickness from approximately 10 feet to 25 feet. The top of the organic layer likely represents the original surface of the Site, prior to filling in the late 1800s. The organic layer is underlain by a mixture of fine to coarse sands with increasing percentages of gravel and coarser sands with depth (coarsening downward sequence). Exploration borings were advanced to a total depth of approximately 77 feet below grade. The

bedrock surface was not encountered in any of the test borings.

Shallow groundwater is present in the overburden fill material beneath the Site. Groundwater is tidally influenced, but generally flows toward the 4th Street Basin in both high and low tide conditions. The groundwater level within the overburden aquifer ranges from an elevation of approximately 3 feet at the northwest boundary of the site to an elevation of approximately 8 feet in the southeast boundary of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progn=C224100>

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following location(s) to help the public stay informed.

New York City Public Library  
Attn: Ms. Cheryl Powell  
Carroll Gardens Branch  
396 Clinton Street  
Brooklyn, NY 11231  
phone: 718-596-6972

Brooklyn Community Board #6  
250 Baltic Street  
Brooklyn, NY 11201  
phone: 718-643-3027

### **Who to Contact**

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

#### Project Related Questions

Javier Perez-Maldonado  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
518-402-9768  
[jxperez@dec.state.ny.us](mailto:jxperez@dec.state.ny.us)

#### Site-Related Health Questions

Christopher M. Doroski  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
547 River Street, Room 300  
Troy, NY 12180-2216  
518-402-7860  
[BEEI@health.state.ny.us](mailto:BEEI@health.state.ny.us)

**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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



Site Location Map