



FACT SHEET

Brownfield Cleanup Program

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Frito-Lay Site
Site Number: C224133
202-18 Morgan Avenue
Brooklyn, NY 11237

June 2011

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Frito-Lay Site located at 202-218 Morgan Avenue ("Site") in Brooklyn, New York. See map for site location.

The Proposed Remedy:

The remedy proposed for the Site includes excavating soils on the Site that contain significant levels of contamination for off-site disposal and capping the Site with an "engineered" cover system (asphalt). Frito-Lay ("Applicant") developed the proposed remedy after performing a detailed investigation of the Site under New York's Brownfield Cleanup Program (BCP).

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the Site poses a significant threat due to elevated concentrations of arsenic, lead, mercury and Polychlorinated Biphenyls (PCBs) in soil. The activities discussed below have been designed to address the identified contamination and the threat posed.

The proposed remedy is described in a draft cleanup plan called a "Remedial Work Plan". The document is available for review at the Brooklyn Public Library's Bushwick Branch identified below under "Where to Find Information".

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:
www.dec.ny.gov/chemical/8450.html

How to Comment:

NYSDEC is accepting written comments about the proposed remedy for 45 days, from June 1, 2011 through July 16, 2011.

Submit written comments to:

Mr. Kevin Sarnowicz
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016
Tel: (518) 402-9768
Toll free: 1-888-212-9586
Email: kpsarnow@gw.dec.state.ny.us

Summary of the Proposed Remedy:

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 proposed remedy to address site contamination.

Remediation of the Frito-Lay 202-218 Morgan Avenue site is proposed to protect human health and the environment. The Site is proposed for redevelopment as a parking lot to support Frito-Lay operations at their adjacent 222 Morgan Avenue facility. Site-specific soil cleanup objectives have been proposed for arsenic (100 milligrams per kilogram [mg/kg]), for lead (10,000 mg/kg), for mercury 15 mg/kg, and based on the “Industrial Use” Soil Cleanup Objectives (SCOs) under 6 NYCRR Part 375 for PCBs.

The Remedial Work Plan specifies measures that are intended to protect public health and the environment. The excavation of contaminated soils and the and the construction of a “engineered” cover system (asphalt parking lot) will eliminate, to the extent practical, the potential for direct human contact or environmental exposure to known contaminants (associated with petroleum by-products, electrical transformer fluids, and metals, such as arsenic, lead, and mercury) present in on-site soils, groundwater (petroleum by-products and metals), and soil vapor (petroleum by-products). Exposure to remaining low-level contamination will be managed with the following institutional and/or engineering controls: covering the Site with a protective barrier layer (“engineered” cover system [asphalt parking lot]), restricting the use of groundwater, and developing an environmental easement.

The proposed remedy in the Remedial Work Plan is identified as Alternative No. 5 (“Hot Spot” Excavation, Site-Specific Remedial Action Objectives for arsenic, lead, and mercury and Industrial SCOs for PCBs). The proposed remedy is comprised of the following elements:

- Excavation and off-site disposal of soils/fill material identified as containing concentrations of arsenic (exceeding 100 mg/kg), lead (exceeding 10,000 mg/kg), mercury (exceeding 15 mg/kg), and PCBs exceeding the 6 NYCRR Part 375 Soil Cleanup Objectives (SCOs) for industrial land use. The volume of significantly contaminated soils is estimated at 6,200 cubic yards. Excavated areas will be backfilled utilizing certified clean fill meeting NYSDEC guidelines and restored to grade.

- Installation of a one foot “engineered” cover system (6-inch of asphalt and 6 inches of sub base) over the entire site to eliminate, to the extent practical, direct contact with contamination remaining in the on-site soil.

The proposed remedy is protective of public health and the environment, provides reasonable effectiveness, and allows compliance with environmental laws, regulations, and other standards and criteria.

Plans and specifications to implement the proposed remedy will be submitted to NYSDEC as part of the Remedial Action Work Plan. After the implementation of the proposed remedy, a Final Engineering Report will be developed by Frito-Lay documenting the completion of the remedy. A Site Management Plan (SMP) will be prepared for the Site. The purpose of the SMP is to provide a detailed description of the procedures to be followed in order to properly manage any residual contamination left in place following completion of the remedial action, including operation and maintenance of engineering controls, monitoring of ongoing environmental conditions, and compliance with institutional controls and applicable NYSDEC regulations (including an environmental easement).

Next Steps:

NYSDEC will consider public comments, revise the plan as necessary, and approve the proposed remedy. The final Remedial Work Plan that describes the remedy will be made available to the public (see “Where to Find Information” below). The Applicant then may design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. It is estimated that activities to clean up the Site will take about 2 to 3 months.

The public will be kept informed during the cleanup of the Site.

Background:

NYSDEC previously accepted an application from the applicant to participate in the BCP. The application proposes that the Site will be used for commercial/industrial purposes.

The Site, which encompasses approximately 2.85 acres (2.57 acres of land), is currently vacant, and was historically used as a building supply/brick supply facility, a manufacturing company, a scrap metal yard, an auto painting business, a garbage transfer station, a solid waste storage facility, and a scrap metal recycling facility. Past historical uses of surrounding properties included a chromium-plating business, machine shops, metal finishing shops, foundries, and electrical equipment manufacturing. Current uses of surrounding properties are predominantly heavy manufacturing.

The Final Remedial Investigation Report (RIR) was submitted by representatives of Frito-Lay and accepted by NYSDEC in July 2010. The report documents the activities and results of investigations completed at the 202-218 Morgan Avenue site for the purpose of characterizing the nature, extent, and potential impacts of contaminated surface and subsurface soil, soil vapor, sediments, surface water, and groundwater. The soil sample results indicated that arsenic is present in surface and subsurface soils with concentrations exceeding the Part 375 Restricted Use - Protection of Groundwater SCOs, and lead, mercury, PCBs, and Semi-Volatile Organic Compounds (SVOCs) are present in surface and subsurface soils with concentrations exceeding the Part 375 Restricted Use - Industrial SCOs. SVOCs (carcinogenic polycyclic aromatic hydrocarbons [PAHs]), including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene,

dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene have been detected with concentrations exceeding the Part 375 Restricted Use - Industrial SCOs. The soil contamination is located throughout the Site to depths of 11 to 12 feet below ground surface (ft-bgs), which is the approximate depth of groundwater beneath the Site. Potentially hazardous levels of lead and PCBs are present in several locations within the Site boundary.

The Supplemental Remedial Investigation (SRI) and Second Supplemental Remedial Investigation (SSRI) Report was submitted by representatives of Frito-Lay and accepted by NYSDEC in May 2011. The report documents the activities and results of SRI and SSRI completed at the 202-218 Morgan Avenue site for the purpose of further characterize the nature and extent of contamination and to delineate surface and subsurface soil impacts related to arsenic, lead, and mercury contaminated soil and to further delineate PCB contaminated soil at the Site to meet United States Environmental Protection Agency (USEPA) requirements for disposal.

FOR MORE INFORMATION

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed. These documents include the draft cleanup plan (Remedial Work Plan).

Document Repository:

Brooklyn Public Library Bushwick Branch
Patricia Sacco, Library Information
Supervisor
340 Bushwick Avenue
Brooklyn, NY 11206
Tel: (718) 602-1348

Hours of Operation:

Sunday: Closed
Monday: Closed
Tuesday: 10:30 AM to 5:30 PM
Wednesday: 1 PM to 8 PM
Thursday: 10:30 AM to 5:30 PM
Friday: 10:30 AM to 5:30 PM
Saturday: 10 AM to 5 PM

Who to Contact:

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

Project-Related Questions

Mr. Kevin Sarnowicz
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9768
kpsarnow@gw.dec.state.ny.us

Site-Related Health Questions

Mr. Albert Demarco
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Flanigan Square, Room 300
547 River Street
Troy, NY 12180-2216
(518) 402-7500
ajd03@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: 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.