



# FACT SHEET

## Brownfield Cleanup Program

Receive Site Fact Sheets by **Email**. See "For More Information" to Learn How.

**Site Name:** Former Watermark Designs Facility  
**DEC Site #:** C224139  
**Address:** 491 Wortman Avenue  
Brooklyn, NY 11208

Have questions?  
See  
"Who to Contact"  
Below

### Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Watermark Designs Facility site ("site") located at 491 Wortman Avenue, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

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

<http://www.dec.ny.gov/cfm/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C224139>

The cleanup activities were performed by J&H Holding Company, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

#### Highlights of the Site Cleanup

The remedy for the site included:

- Continued operation, monitoring and maintenance (OM&M) of an Air Sparging/Soil Vapor Extraction (AS/SVE) system installed as an interim remedial measure (IRM) early in the project;
- Implementation of long-term institutional controls in the form of a Site Management Plan (SMP) and an Environmental Easement (EE); and
- Construction of a site cover system when (or if) the current building concrete slab is removed.

Remedial activities were performed in accordance with the NYSDEC-approved Remedial Action Work Plan (RAWP) and the Department-issued Decision Document.

#### *Additional Details*

Since start-up of the AS/SVE system, nested groundwater wells have been sampled on a quarterly basis. For the most recent results of July 2017, the maximum detections of Tetrachloroethene (PCE) was 14 parts per billion (ppb) at an on-site well, and 490 ppb at an off-site well. In August 2015, the baseline concentrations for PCE at these two wells were 380 ppb and 710 ppb, respectively. In July 2017, Trichloroethene (TCE) was also detected at 240 ppb at the same off-site well. In August 2015, the baseline concentration for TCE at this off-site well was 500 ppb. As of July 2017, 51.8 pounds of contaminants have been removed from the subsurface.

## **Next Steps**

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion (COC) which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

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

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

## **Background**

### **Site Location:**

The Former Watermark Designs Facility ("site") is located at 491 Wortman Avenue in Brooklyn, NY. It is identified as block 4384, lots 31 and 36 on the Kings County Tax Maps and is approximately 0.436 acres in size. It is bounded by a one-story building to the north, Wortman Avenue to the south, Essex Street to the east, and Linwood Street to the west. The nearest body of water is Hendrix Creek, which is about 0.5 miles southwest of the site.

### **Site Features:**

The site consists of a one story brick and steel building, with a partial basement that occupies the entire area of the property. The majority of the building, except for the partial basement, rests on concrete slab. The interior of the building is divided by a wall into east and west areas. No exposed soil or vegetation is present on the subject property.

### **Current Zoning and Land Use:**

The site is located in an urban setting characterized by industrial buildings to the north, east, and south and residential buildings one block to the west. Land use within a half mile of the site is primarily industrial and residential, but also includes public parks, public institutions, day care centers, and school facilities. The site is zoned for industrial/manufacturing uses. Currently, the western portion of the site building is used as a warehouse to store sound equipment, and the eastern portion is unoccupied. There is no current plan for redevelopment of the site.

### **Past Use of the Site:**

US Tube and Foundry Company, Inc. operated at the site between 1945 and 1973. The National Hanger Company, Inc. operated at the site in 1976. J and H Holding Company, LLC has owned the property since 1983 and manufacturing activities continued until 2007. The site previously manufactured, stored, packaged, and shipped decorative fixtures and hardware for bathrooms and kitchens. Processes involved cleaning, painting, plating, etching, polishing, and specific machining of metals and metal products. A cleaning and degreasing area was located along the west side of the building. Chlorinated solvents, specifically Trichloroethylene (TCE) and Tetrachloroethylene (PCE) were used in the manufacturing process to clean various products.

### **Site Geology and Hydrogeology:**

The soil profile at the site generally consists of 2 to 5 feet of miscellaneous fill underlain by medium to fine sand with some gravel. The estimated depth to groundwater is about 10 feet below grade surface (bgs). Based on local topography, groundwater is expected to flow to the southwest towards Hendrix Creek.

**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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

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

Brooklyn Public Library-New Lots Branch  
665 New Lots Ave. at Barbey St.  
Brooklyn, NY 11207  
Phone: 718-649-0311  
Website: [www.bklynlibrary.org/locations/new-lots](http://www.bklynlibrary.org/locations/new-lots)

Brooklyn Community Board 5  
Attn: AT Mitchell, Chair  
404 Pine Street, 3rd Floor  
Brooklyn, NY 11208  
Phone: 929-221-8261  
Email: [bk05@cb.nyc.gov](mailto:bk05@cb.nyc.gov)

### Who to Contact

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

#### Project-Related Questions

Alicia Barraza  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Phone: 518-402-9690  
Email: [alicia.barraza@dec.ny.gov](mailto:alicia.barraza@dec.ny.gov)

#### Site-Related Health Questions

Dawn Hettrick  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower Room 178  
Albany, NY 12237  
Phone: 518-402-7860  
Email: [BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

**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.