



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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Watermark Designs Facility site ("site") located at 491 Wortman Avenue, 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.

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

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

The cleanup activities were performed by J&H Holding Company, LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

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 (ICs) in the form of a Site Management Plan (SMP) and an Environmental Easement (EE); and
Construction of a site cover system 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, 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.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- Describes the cleanup activities completed;
- Certifies that cleanup requirements have been or will be achieved for the site;
- Describes any institutional/engineering controls to be used; and
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.
- Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

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

- Soil Management Plan;
- Monitoring Plan;
- Site Management Plan;
- Environmental Easement;
- Operation and Maintenance Plan;
- Institutional Control/Engineering Control Plan;
- Groundwater Use Restriction; and
- Land Use Restriction

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

- Cover System; and
- Air Sparging/Soil Vapor Extraction

Next Steps

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

Site Location:

The Former Watermark Designs Facility (site) is located at 491 Wortman Avenue in Brooklyn, NY, Kings County. 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 trichloroethene (TCE) and tetrachloroethene (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

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

Who to Contact

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

Project Related Questions

Alicia Barraza
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: 518-402-9690
Email: 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, Tower Room 1787
Albany, NY 12237
Phone: 518-402-7860
Email: 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.

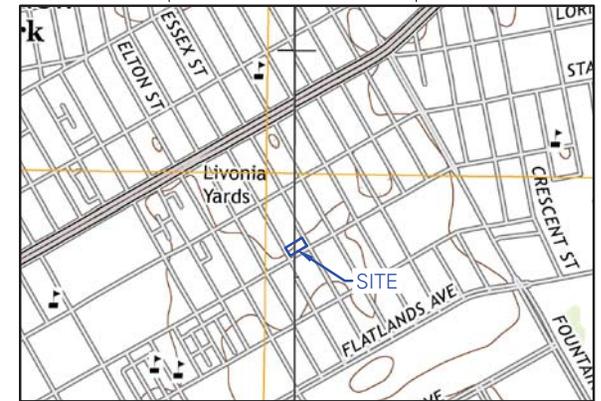
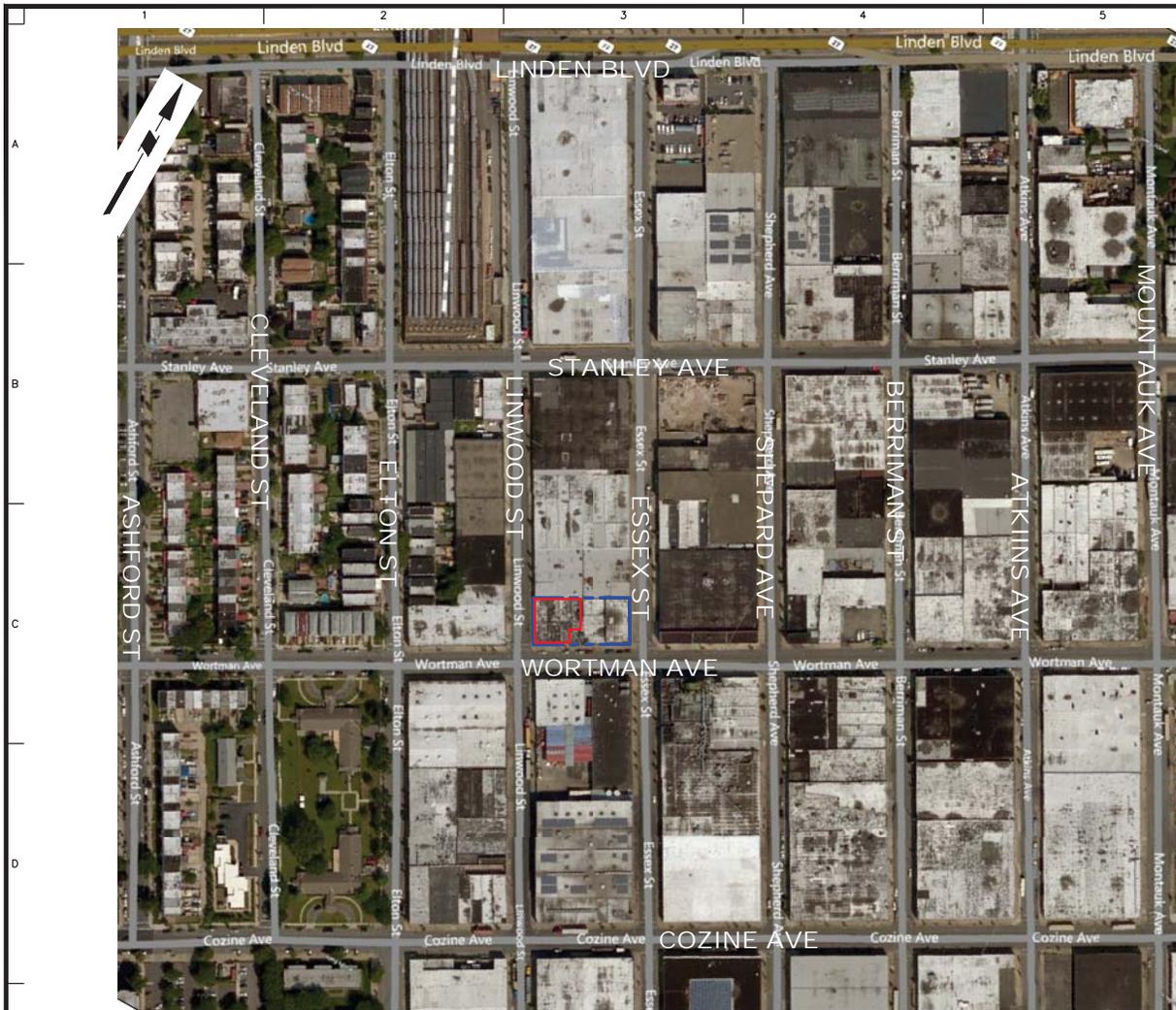
NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<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.





SITE LOCATION MAP
 (MAP REFERENCED FROM USGS TOPOGRAPHIC
 QUADRANGLE MAPS FOR BROOKLYN AND JAMAICA)

LEGEND:

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE WAREHOUSE BOUNDARY

NOTES:

1. BASE MAP IS REFERENCED FROM MICROSOFT BING MAPS, ACCESSED ON JANUARY 26, 2016.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



LANGAN

21 Penn Plaza, 360 West 31st Street, 8th Floor
 New York, NY 10001
 T: 212.479.5400 F: 212.479.5444 www.langan.com
 Langan Engineering, Environmental, Surveying and
 Landscape Architecture, D.P.C.
 Langan Engineering and Environmental Services, Inc.
 Langan CT, Inc.
 Langan International LLC
 Collectively known as Langan

Project

**491 WORTMAN
 AVENUE**

**BLOCK No. 4384, LOT Nos. 31 & 36
 BROOKLYN**

KINGS

NEW YORK

Figure Title

**SITE
 LOCATION
 PLAN**

Project No.
170329301

Date
8/23/2016

Scale
1"=250'

Drawn By
KDC

Checked By
MLR

Submission Date

Figure

1

Sheet 1 of 17