



Brian

New York State Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

**Huxley Envelope Site
C224147
Greenpoint, Brooklyn**

September 2011

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation ("NYSDEC") to investigate the Huxley Envelope Site ("Site") located at 145 West Street in the City of Greenpoint, New York in Brooklyn County. See map for Site location. The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC by 145 West Street, LLC ("Applicant") under New York's Brownfield Cleanup Program (BCP).

How to Comment:

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from September, 27 through October 26, 2011. The draft investigation work plan is available for review at the repositories identified below under "Where to Find Information."

Submit written comments to:

Brian Davidson, Project Manager
New York State Department of Environmental Conservation
Remedial Bureau B
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7016
Tel: (518) 402-9768

Highlights of the Proposed Site Investigation

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 may 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

The Site investigation has several goals:

- 1) Define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.
- 2) Identify the source(s) of the contamination.
- 3) Assess the impact of the contamination on public health and the environment.
- 4) Provide information to support the development of a proposed remedy to address the contamination.

The Applicant will perform the investigation with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

Background: NYSDEC previously accepted an application from the Applicant to participate in the BCP. The application proposes that the Site will be used for mixed-use residential, retail, office, commercial, and community purposes.

The Site is made up of approximately 2.83 acres along the East River, consisting of the entire city block bounded by Huron Street, West Street, India Street, and the East River. Lot 1 includes a single-story warehouse building (approximately 96,000 square feet) that was constructed about 1970, and a rear asphalt-paved loading area at 143-155 West Street. Lots 55 and 56 contain two two-story buildings at 157 West Street (Lot 56) and 159 West Street (Lot 55).

Predominant land uses within a quarter-mile of the project Site include industrial, residential and scattered institutional uses. Industrial and warehousing uses are located to the north and south, along the waterfront, while residential uses are located to the east of the project Site. Manhattan and Greenpoint Avenues are the two closest commercial corridors to the Site with scattered commercial uses. Immediately to the north of the Site is a two-story warehouse. Also to the north of the Site is the Greenpoint Lumber Exchange Site, which is a large industrial site --a 22-acre waterfront Site located between Green and Clay Streets used for vehicle and open storage. To the east of the project Site are older multi-family attached residential buildings, a few vacant buildings and vehicle open storage. There are scattered institutional uses near the Site, including the Church of the Ascension and St. Elias Roman Catholic Church, both on Kent Street between Manhattan Avenue and Franklin Street; St. Johns German Lutheran Church on Milton Street between Franklin and Manhattan Avenues; and the John Smolenski Memorial Democratic Club on Java Street between Franklin and Manhattan Avenues.

Known and Suspected Contaminants:

The project Site includes one large lot (Lot 1) and two smaller lots (Lot 55 and Lot 56). Lot 1 contains a single-story vacant warehouse building and rear asphalt-paved loading area with the address of 143-155 West Street, Greenpoint, New York. Lots 55 and 56 each contain a two-story building at 157 West Street and 159 West Street, respectively.

Lot 1 (143-155 West Street)

Since the late 19th century, Lot 1 has been used as a lumberyard, shipyard, tool storage, and a scrap yard. Between 1970 and 1994, a company named Huxley Envelope manufactured envelope products at the Site. Huxley Envelope was a documented hazardous waste generator of chlorinated solvent waste. A 1994 report indicates that a liquefied ink waste spill occurred in 1992, which eventually reached the East River. The impact of the spill may remain on the Site. Though the 1992 spill is the only documented spill during the time that Huxley Envelope operated on the Site, the company stored liquefied inks in outside dumpsters for as many as 22 years. Between 1995 and 2006, the Site was owned and operated by Variety Accessories, Inc., a maker of holiday decorations and ornaments, which also used solvents, glues and spray paints.

Investigations to date indicate that solvents, petroleum products, and heavy metals may have contaminated the Site. The Site may contain additional petroleum contamination due to leakage from a 20,000 gallon underground storage tank still on-Site. The tank failed a tightness test, and soil samples from 1994 indicate that the tank leaked petroleum-related semi-volatile organic

compounds, including but not limited to naphthalene and bis phthalate, into the soil. However, more contamination may be found when the tank is excavated during the upcoming Remedial Investigation of the Site. Soil samples taken from Lot 1 also show SVOCs were detected at concentrations above the applicable soil cleanup objectives. The 2006 investigation also detected seven metals (arsenic, copper, magnesium, zinc, mercury, lead, and nickel) in soil samples at concentrations above applicable soil cleanup objectives. Nine metals (antimony, arsenic, iron, lead, magnesium, manganese, sodium, thallium, and mercury) were detected in groundwater at concentrations exceeding water quality standards. Other environmental concerns remaining at the Site include a lacquer storage and handling area, floor drains, and asbestos.

Lot 55 (159 West Street) & Lot 56 (157 West Street)

Lot 55 was previously used as an iron works facility, and Lot 56 was previously a commercial heating oil facility. A rusted 275-gallon heating oil tank is still present in the basement of the 159 West Street building, which will require removal when the building is demolished. A two-foot by two-foot pit was found in the 157 West Street building which was used for oil discharge related to the former garage.

Investigations to date on these parcels also revealed contamination from these prior industrial uses. Soil samples from Lots 55 and 56 indicate the presence of both SVOCs and metals above recommended soil levels. The SVOCs discovered on these parcels to date included benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthrene, chrysene, and dibenzo(a,h)anthracene. The metals discovered on these parcels to date included beryllium, chromium, copper, iron, mercury, nickel, selenium, and zinc. Groundwater is also contaminated under these parcels with metals, including aluminum, cobalt, copper, iron, magnesium, manganese, nickel, selenium, sodium, and thallium.

The Remedial Investigation Work Plan (“RIWP”):

The Applicant plans to investigate all three lots that make up the Site through a Remedial Investigation Work Plan (“RIWP”) outlined below, in general accordance with the New York State Department of Environmental Conservation (“NYSDEC”) Division of Environmental Remediation guidance requirements:

1. Identify the type and extent of contaminants in the soil and groundwater with respect to VOCs, SVOCs, and heavy metals;
2. Identify whether other contaminants (such as pesticides or polychlorinated biphenyls) exist on the Site;
3. Collect soil samples from beneath the 20,000 gallon underground fuel oil tank after excavation;
4. Collect soil samples from approximately 55 boring locations in a location grid;
5. Collect groundwater samples from four new monitoring wells; and
6. Investigate overburden activities by soil borings, surface soil sampling, overburden well installation and groundwater sampling.

Next Steps:

NYSDEC will consider public comments, revise the plan as necessary, and approve the Final Remedial Investigation Work Plan. NYSDOH must also concur with the plan. The approved RIWP will be made available to the public at the document repositories (see “Where to Find Information” below). After the Work Plan is approved, the Applicant may proceed with the Site investigation.

It is estimated that the investigation will take approximately three months.

When the investigation is completed, the Applicant will prepare and submit a report that summarizes the results and recommends whether cleanup of site contamination is required. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the investigation report. This may take another three months.

The applicant may then develop a cleanup plan, called a "Remedial Work Plan". The cleanup plan will include an evaluation of the proposed Site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed during the investigation and cleanup of the Site.

FOR MORE INFORMATION

Where to Find Information:

Project documents are available for review at the following location(s) to help the public stay informed. These documents include the draft investigation work plan and the application to participate in the BCP.

Brooklyn Central Library
10 Grand Army Plaza
Brooklyn, NY 11238
(718) 230-2100

NYS Dept. of Environmental Conservation
Region 2 Office
Hunters Point Plaza
47-40 21st Street
Long Island City, New York 11101
(718) 482-4900

Sunday: 1pm-5pm
Monday-Thursday: 9am-9pm
Friday & Saturday: 10am-5pm

Monday to Friday: 9am-5pm
Please call for an appointment.

Who to Contact:

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

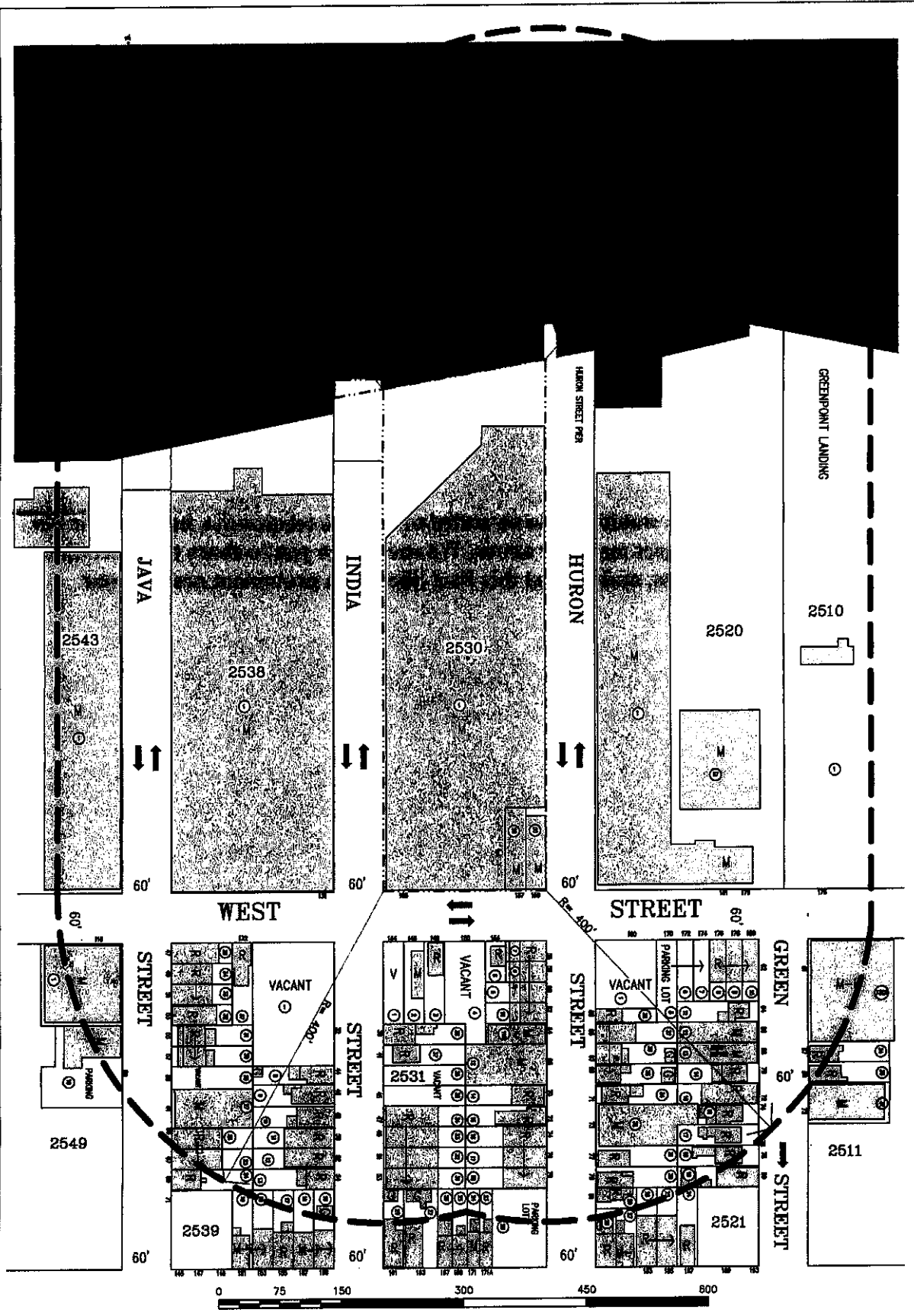
Project- Related Questions

Brian Davidson, Project Manager
New York State Department of
Environmental Conservation
Remedial Bureau B
Division of Environmental Remediation
625 Broadway, 12th Floor
Albany, New York 12233-7016
Tel:(518) 402-9768
Please call for an appointment.

Site-Related Health Questions

Stephanie Selmer, Project Manager
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Flanigan Square, 547 River Street
Troy, New York 12180-2216
Tel:(518)402-7860 or
(800) 458-1158
Email: beei@health.state.ny.us

If you know someone who would like to be added to the Site contact list, have him or her 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.



LEGEND		Applicant Property	400-foot Radius	Key To Land Use Codes
R4A Existing Zoning	Existing Zoning Lines	Tax Blocks/Lots	Residential	M-I Mixed Commercial/ Residential
4010 Tax Block	Tax Blocks/Lots	Building Footprints	Commercial	C Commercial
Street Direction Arrows	Tax Blocks/Lots		Industrial/ Manufacturing	T Transportation/Utility
60' Street Width	Tax Blocks/Lots		Public Facilities & Institutions	Open Space/Park
2 Number of Stories	Tax Blocks/Lots		Parking Facilities	Vacant Land
100' Proposed Zoning Dimensions	Tax Blocks/Lots			