



# FACT SHEET

## Brownfield Cleanup Program

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**Site Name:** 388 Carroll Street and 363 Bond Street  
**DEC Site #:** C224173  
**Address:** 388 Carroll Street and 363 Bond Street  
Brooklyn, NY 11231

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on the remedial investigation report and a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 388 Carroll Street and 363 Bond Street site ("site") located at 388 Carroll Street and 363 Bond Street, Brooklyn, NY. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

#### How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **December 1, 2014** through **January 14, 2015**. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

#### Draft Remedial Work Plan and Proposed Decision Document

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Work Plan". The proposed remedy consists of:

Excavation and off-site disposal of contaminant source areas, including weathered petroleum contaminated soil

Removal of aboveground storage tanks, and associated contaminated soils in compliance with applicable local, State and Federal regulations.

A site cover consist either of the structures such as buildings, pavement, sidewalks comprising the site development or a soil cover in areas where the upper two feet of exposed surface soil will exceed the Restricted residential soil cleanup objectives (SCOs).

Groundwater extraction and treatment system will be installed to treat residual groundwater contamination in groundwater and to ensure contaminated groundwater does not migrate off-site. The groundwater extraction system will be designed and installed so that the capture zone is sufficient to cover the areal and vertical extent of the area of concern. The operation of this system is contingent on the results of groundwater monitoring after the source of soil contamination is removed from the site. The Department will determine if the operation of this system is necessary.

Any future on-site buildings will be required to have an active sub-slab depressurization system, or a similar engineered system, to prevent the migration of vapors into the building from soil and groundwater.

An environmental easement will be filed for the controlled property that requires the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls, and restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH and NYCDOH.

A Site Management Plan will be reviewed and approved by the Department and will insure the selected remedy for the site continues to be protective of human health and the environment.

The proposed remedy was developed by LSG 363 Bond Street LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

### **Summary of the Investigation**

Soil, groundwater and soil vapor sampling were taken during the Remedial Investigation.

Based on the investigation results, the nature and areal extent of the sources of soil and groundwater contamination were identified.

### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

### **Background**

**Location:** This site is located at 388 Carroll Street and 363 Bond Street in Brooklyn, NY.

**Site Features:** A portion of the site contains a one- and two-story light industrial building and another portion is improved with a two-story residential building. Two decommissioned secondary containment structures also exist on the property. The area of the two parcels is approximately 1.35 acres.

**Current Zoning/Use(s):** Current use is residential, commercial, and industrial.

**Historical Use(s):** Portions of this site has historically been used as an oil terminal, an auto storage yard, an automobile repair facility, and a paint manufacturer.

**Site Geology and Hydrogeology:** The site is underlain by an approximately 6-to-17 foot thick layer of miscellaneous fill which is underlain by a clay layer. Groundwater was observed at the site at depths ranging from 1.25 to 10 feet below ground surface. Groundwater flow is affected by the tidal influence from Gowanus Canal.

**Current Status:** The interim remedial measure (IRM) addressing the petroleum spill contamination at the site began in April 2014.

**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>

## 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  
Attn: Mr. John Leighton  
Carroll Gardens Branch  
396 Clinton Street  
Brooklyn, NY 11231  
Phone: (718) 596-6972

Brooklyn Community Board 6  
Attn: Mr. Craig Hammerman  
250 Baltic Street  
Brooklyn, NY 11201-6401  
Phone: (718) 643-3027

### Who to Contact

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

#### Project Related Questions

John Grathwol  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
518-402-9767  
john.grathwol@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 1787  
Albany, NY 12237  
518-402-9860  
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.

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

**Site Location Map**

