



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 365 Bond Street
DEC Site #: C224174 Operable Units 01, 01A
Address: 365 Bond Street
Brooklyn, NY 11231

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 365 Bond Street site ("site") located at 365 Bond Street, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

The cleanup activities were performed by LSG 365 Bond Street LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have 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:

Summary of the Remediation for Operable Unit (OU) 01:

The Department determined the Interim Remedial Measure (IRM) would complete the majority of the remediation for the site. An IRM is an action that can be conducted at a site relatively quickly to reduce the risk to people's health and the environment from a well-defined hazardous waste problem.

The Department will now require the Applicant to file environmental easement. The environmental easement requires the Applicant to complete and submit to the Department a periodic certification of institutional and engineering controls, restricts the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDEC or New York State Department of Health (NYCDOH); and requires compliance with the Department-approved Site Management Plan (SMP).

The Department will require an SMP to include, but not be limited to: assurance to the Department that the environmental easement, the site cover and the Sub-Slab Depressurization System (SSDS) remain in place and are effective; provide an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination; and the maintenance of site access controls.

The SMP will also include a Monitoring Plan to monitor for vapor intrusion for any buildings developed on the site and an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical

**Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

or physical components of sub-slab depressurization system.

Summary of the Remediation for OU 01A:

IRM (Soil Excavation/Soil Cover/Sub-slab Depressurization System)

The IRM that was implemented at this site included:

- Excavation and off-site disposal of six (6) contaminated soil source areas. Remaining soil contamination is described in Section 6.3 below.
- Removal and off-site disposal of seven (7) small underground storage tanks and the associated contaminated soils.
- Installation of a cover system consisting of structures such as buildings, pavement, sidewalks, or a two foot soil cover. Where the soil cover was required it consists of a minimum two feet of soil, meeting the Soil Cleanup Objectives (SCOs) for cover material as set forth in 6 NYCRR Part 375-6.7(d) for Restricted Residential use. The soil cover was placed over a demarcation layer.
- Installation of a passive SSDS. During Site Management an evaluation will be performed and, based on this evaluation, the Department will determine if the SSDS will need to be converted to an active system.

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

Location: The site is located at 365 Bond Street, Brooklyn, NY. The site is south of the intersection of Bond Street and First Street. It is bounded to the northeast by First Street, to the southeast by the Gowanus Canal, to the southwest by Second Street and to the northwest by Bond Street.

Site Features: The site is 2.066 acres in area. The former vacant lot is currently being re-developed with a 12-story mixed use commercial and residential building.

Current Zoning and Land Use(s): The site is zoned as M1-4/R7-2, a Special Mixed Use District comprised of light industrial, commercial and community facility (residential) uses. The site is bounded to the north by 1st Street across which is located near the 363 Bond Street and 388 Carroll Street BCP site (Site No. C224173), to the east by the Gowanus Canal, to the south by 2nd Street across which are located three-story residential buildings and one- and two-story commercial

facilities, and to the west by Bond Street across which are located three-story mixed-use commercial and residential buildings.

Past Use of the Site: Past uses of the site include oil terminal (1886 through 1939); a building materials warehouse (1886 through 1915); a lumber company (1939); a paper products warehouse (1950); an electric wire and cable company (1969); and a warehouse (1977 through 1986). Other recorded uses of the site include an automobile storage and repair facility, and a dry cleaning facility. The previous owner performed the Phase I and the Phase II Environmental Site Assessments in 2004.

Site Geology and Hydrogeology: The site is underlain by an approximately 5.5- to 13-foot thick layer of miscellaneous fill material that is underlain by a 5- to 8-foot thick continuous clay confining layer. Groundwater is approximately 2.5 to 10 feet below ground surface (bgs). Due to the site's proximity to the canal, groundwater flow is tidally influenced but generally flows to east/northeast. The clay confining unit is located approximately 9 feet to 10 feet bgs and separates the shallow aquifer from the lower groundwater unit.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C224174>

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
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel.: 518-402-9767
Email: 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
Tel.: 518-402-9860
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.

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



Google earth

