



FACT SHEET Brownfield Cleanup Program

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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

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 365 Bond Street site ("site") located at 365 Bond Street, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

The cleanup activities were performed by LSG 365 Bond Street LLC with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the locations identified below under "Where to Find Information."

Completion of Project

Summary of the Remedy for OU 01:

The Department determined that the Interim Remedial Measure (IRM) for operable unit (OU) 01A, summarized below, would complete the majority of the remediation for the site.

LSG 365 Bond Street LLC filed an environmental easement 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 New York State Department of Health (NYSDOH) or the New York City Department of Health and Mental Hygiene (NYCDOHMH); and requires compliance with the Department-approved Site Management Plan (SMP).

The Department requires that the SMP includes, 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 also includes 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 the SSDS.

Summary of the Remedy for OU 01A:
IRM (Soil Excavation/Soil Cover/SSDS)

The IRM that was implemented at this site included:

- Excavation and off-site disposal of six (6) contaminated soil source areas.
- Removal and off-site disposal of seven (7) small Underground Storage Tanks (USTs) 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.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. 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.
- 4) 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
- Environmental Easement
- Site Management Plan
- Groundwater Use Restriction

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

- Soil Cover
- Vapor Mitigation

Next Steps

With its receipt of a COC, 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 COC 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

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 388 Carroll Street and 363 Bond 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.



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