

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

**Brooklyn Public Library
Bushwick Street Branch**
340 Bushwick Avenue
Brooklyn, NY 11206
Call for hours: (718) 602-1348

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:

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

Project-related Questions
Ioana Munteanu-Ramnic
Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
ixmuntea@gw.dec.state.ny.us

Public Health questions:
Stephanie Selmer
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.state.ny.us

**For additional information on the New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET #3

Brownfield Cleanup Program

**Former Charles Pfizer & Co.
407 Marcy Avenue
Brooklyn, NY 11206**

October 2013

**SITE No. C224175
NYSDEC REGION 2**

**Environmental Cleanup to Begin
at Brownfield Site**

Action is about to begin that will address the contamination related to the Former Charles Pfizer & Co. Site ("Site") located at 407 Marcy Avenue, Brooklyn, New York under New York State's Brownfield Cleanup Program ("BCP"). The cleanup activities will be performed by Marcy Housing LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Remedial Action Work Plan ("RAWP") has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this Site can be found at the document repositories listed in the box at the left. Remedial activities are expected to commence in late 2013, and are expected to last approximately 2 months.

SITE DESCRIPTION: The Site consists of approximately 0.428 acres in Brooklyn, NY. The Site is designated as Block 2245, Lot 8 with the address 407 Marcy Avenue. The lot has 72 feet of frontage on Marcy Avenue and 224 feet of frontage on Lorimer Street and Walton Street. The lot historically housed commercial warehouses, a truck sale and service facility, and a Charles Pfizer & Company warehouse. The former warehouse and loading dock were previously demolished; however the concrete building slab remains in place. A Site Location Map is attached.

HIGHLIGHTS OF THE REMEDIAL ACTION: The goal of the cleanup action for the Site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation of soil/fill exceeding Track 2 restricted residential soil cleanup objectives (SCOs) to a depth of 15 feet below grade;
- Collection and analysis of end-point samples to evaluate the performance of the remedy with respect to attainment of residential SCOs;
- Appropriate off-site disposal of all material removed from the Site in accordance with all Federal, State and local rules and regulations for handling, transport, and disposal;
- Import of materials to be used for backfill and cover in compliance with: (1) chemical limits and other specifications included in Table 1, (2) all Federal and local rules and regulations for handling and transport of material;
- Installation of a waterproofing membrane/vapor barrier beneath the occupied areas of the building to be constructed on the Site.
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial system(s).

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- An Environmental Easement will be filed against the Site to ensure implementation of the SMP.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures for the protection of on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

SIGNIFICANT THREAT DETERMINATION: As part of every BCP project, NYSDEC is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations (6 NYCRR Part 375). Based on the types and levels of contaminants on the Site and the current and planned land uses in the area, NYSDEC, in conjunction with the New York State Department of Health, has determined that the Site does not represent a significant threat to public health and/or the environment.

NEXT STEPS: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant:

- 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 fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the Site in relation to the issuance of the COC.

BROWNFIELD CLEANUP PROGRAM OVERVIEW:

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>

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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:

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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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Site Location Map



