



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Bennett Trucking Corp.
DEC Site #: C224181
Address: 845 Grand Street
Brooklyn, NY 11211

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Former Bennett Trucking Corp. site ("site") located at 845 Grand Street, Brooklyn. 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."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from November 10, 2014 through December 24, 2014. The draft Remedial Work Plan containing the proposed site remedy 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.

The proposed remedy consists of:

1. Excavation and off-site disposal of soil/fill exceeding Track 1 unrestricted use Soil Cleanup Objectives to depths as great as 12 feet below grade;
2. Excavation of soil from the volatile organic compound source area from 12 to 15 feet below grade;
3. Installation of a soil vapor extraction system to remediate petroleum-impacted soil within the source area from 15 feet below grade to the water table;
4. Treatment of residual groundwater contamination via injection of chemical oxidants and oxygen release compounds;
5. Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the performance of the remedy;
6. Import of clean backfill.

If Track 1 cleanup is not achieved, a site cover system will be put in place consisting of the concrete building foundation and/or two feet of clean soil, implementation of a Site Management Plan (SMP) for long-term maintenance of the engineering controls, and placement of an environmental easement to ensure implementation of the SMP.

All ground-intrusive work to be conducted on-site will be performed in conjunction with a community air monitoring plan (CAMP). The purpose of the CAMP is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences, businesses, and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities.

The proposed remedy was developed by 845 Grand Development LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The Remedial Investigation for this site consisted of soil samples collected from nine subsurface borings, groundwater from three monitoring wells, and six soil vapor samples from beneath the building slab. Soil and groundwater samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), inorganics, and pesticides/Polychlorinated Biphenyls (PCBs).

Soil samples were collected from 12-14 feet below grade at all nine borings, and additional deeper samples, up to a maximum depth of 27 feet, were collected from three of the borings.

Historic fill (soil mixed with bricks, concrete, and rubble) was found beneath the building slab at one boring location to a depth of six feet. The investigation identified petroleum-related VOCs at concentrations above Unrestricted Use Soil Cleanup Objectives (UUSCOs) in soil samples obtained from borings within the area of the historic underground storage tank identified on Sanborn maps. These VOCs consisted of benzene, toluene, ethylbenzene, and xylenes. There were no SVOCs or pesticides/PCBs detected above UUSCOs. Manganese was found above the UUSCOs in one sample.

Groundwater had concentrations of petroleum-related VOCs above the drinking water standards. These VOCs were the same as those found in the soil samples. A few SVOCs were detected in the low part per trillion range in the samples. Dissolved metals above the drinking water standards (iron, magnesium, manganese, and sodium) were not associated with the contaminants in the historic fill and represent background conditions.

Although multiple VOCs were detected in the soil vapor samples, including petroleum-related compounds, the concentrations were not considered to be a health concern.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant 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: The site is located on the north side of Grand Street, between Bushwick Avenue and Olive Street, in the East Williamsburg section of Brooklyn. The site is approximately 0.19 acres in size, at an elevation of 39 feet above sea level. The neighborhood includes multi-use units with first floor retail use and residential units. Progress High School is located directly across Grand Street from the site.

Site Features: The site was developed with a one-story commercial building with a partial basement. The original building took up the entire parcel. When the building was converted to a laundromat, the front quarter (ten feet) of the building was removed and a parking lot put in its place. The above-ground portion of the building was razed in June 2014, leaving the slab.

Current Zoning/Use: The property is currently vacant but was used for commercial purposes. The intended use of the site is restricted-residential.

Historical Use: The site was an undeveloped portion of a larger residential property from at least 1888 through 1907. By 1928 the site was developed with a garage, later occupied by a motor freight company. Sanborn maps of the original building identify a buried gas tank located toward the front part of the building. By 1977 the building was occupied by a warehouse and non-specific commercial uses, with tenants including a sanitation company and a coffee distributor. Circa 2009 the building was converted to its final use as a laundromat/dry cleaner drop-off and a retail store.

Site Geology and Hydrogeology: Subsurface soils at the site consist of a silty non-native fill with bricks, wood, and rubble to a depth of up to 6 feet below grade. Below that is native material consisting of brown silty sand. Groundwater is present under water table conditions at a depth of approximately 30 feet below the surface and flows southwest, possibly under the influence of dewatering activities associated with the subway line along Bushwick Avenue.

On November 18, 2013, NYSDEC accepted the site into the Brownfield Cleanup Program.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224181>

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
Leonard Branch
81 Devoe Street
Brooklyn, NY 11211
Phone: 718-486-3365

Who to Contact

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

Project-Related Questions

Larry Alden
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: 518-402-9767
E-mail: larry.alden@dec.ny.gov

Site-Related Health Questions

Jacquelyn Nealon
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower, Room 1787
Albany, NY 12237
Phone: 518-402-7860
E-mail: 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.

