



# FACT SHEET #1

Brownfield Cleanup Program

Former Consolidated Freightways  
Truck Terminal  
11 West Street  
Brooklyn, NY 11222

SITE No. C224191

NYSDEC REGION 2

August 2015

## 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 Consolidated Freightways Truck Terminal (the "Site") located at 11 West 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 on the left-hand side of this page 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 plan for 45 days, from **August 24** through **October 7, 2015**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Draft Remedial Action Work Plan:** The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed Track 4 Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of contaminant source material, including petroleum-impacted soil, if encountered;
- Removal of contaminated soil exceeding the protection of groundwater soil cleanup objective (SCO) for semi-volatile organic compounds in six hot spot locations;
- Removal of Underground Storage Tanks (USTs), if encountered;
- Limited dewatering and treatment of groundwater to facilitate remedial excavations;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Import of clean material that meets the established SCOs for use as backfill;
- Installation of site cover system to prevent exposure to residual contamination;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

### Where to Find Information:

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

#### **Brooklyn Public Library – Greenpoint Branch**

107 Norman Avenue  
Brooklyn, NY 11222  
Call for hours: (718) 349-8504

#### **NYSDEC, Region 2 Office**

47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900

### Who to Contact:

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

#### **Project Related Questions**

Manfred Magloire, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4078  
manfred.magloire@dec.ny.gov

#### **Public Health questions:**

Jacquelyn Nealon  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

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

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- Recording of an Environmental Easement to ensure proper use of the site; and
- Implementation of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for (1) Institutional and Engineering Controls, (2) monitoring, and (3) reporting.

The proposed remedy was developed by M&H Realty LLC (the "applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Site Description:** The approximately 4.88 acre Site is in an urban area in the Greenpoint neighborhood of Brooklyn. The Site is denoted as Block 2570, Lot 1 on the New York City Tax Map. The Site is bordered on the east by West Street, on the west by the East River, on the north by Oak Street and the Greenpoint Marina Site (which is also participating in the BCP as Site C224190), and on the south by Quay Street. The Site is currently developed with three buildings and is occupied by a lumber and building materials supplier and a commercial space leasing company which rents individual truck parking space and storage space. The remainder of the property is an open lot. Historical uses of the site include a shipyard, iron works, lumber yard, welding and machine shop, auto repair and fueling station.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224191) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the Site are petroleum-related contaminants, metals and semi-volatile organic compounds (SVOCs). In soil, SVOCs and metals were detected site-wide at concentrations above restricted residential use soil cleanup objectives. Petroleum impacts were also observed within the former fueling area. In groundwater, SVOCs were found at concentrations above groundwater standards across the site.

Chlorinated VOCs were detected in soil vapor samples site-wide, as well as in 3 sub-slab soil vapor samples collected from beneath the basement of the 2-story building, mostly at low concentrations.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is 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.

**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 may 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>

*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](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.

# BROWNFIELD CLEANUP PROGRAM

Site location map

