

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

This page intentionally left blank.



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Marcus Garvey Apartments
DEC Site #: C224198
Address: 650 Rockaway Avenue
Brooklyn, NY 11212-5631

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 Marcus Garvey Apartments site ("site") located at 650 Rockaway Avenue, 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 below under "Where to Find Information."

The cleanup activities will be performed and funded by Marcus Garvey Preservation LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C224198>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **February 2, 2016** through **March 18, 2016**. The draft Remedial Work Plan (RWP) 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 was chosen following a detailed investigation of the site and study of alternatives to address the contamination.

The proposed remedy consists of:

- Excavation and off-site disposal of approximately 48 Cubic Yards ("cy") of soil exceeding

the Protection of Groundwater Soil Cleanup Objectives (SCOs) for Volatile Organic Compounds (VOCs), identified as the Hot Spot. Some soil contamination will remain on-site above the Unrestricted Use SCOs.

- Removal and disposal of approximately 6.5 cy of concrete including the basement slab and column supports for the former dry cleaning machine, in order to access the Hot Spot.
- A Site Cover System consisting of existing building slab, restored above the Hot Spot following excavation, and existing concrete pavers.
- Groundwater remediation consisting of in situ (“in-place”) treatment. The in situ groundwater treatment will consist of chemical oxidation injections. RemOx®-S will be injected into the water table at 12 injection points.
- Mitigation of the potential for soil vapor intrusion through operation of the Sub-Slab Depressurization System (SSDS) beneath the site building. The applicant, upon acquisition of the site, installed and has begun operation of the SSDS system to address this potential exposure pathway.
- A site management plan to address residual contaminated soils that may be excavated from the site during future redevelopment, monitoring of groundwater and operation and maintenance of the SSDS.
- Imposition of an institutional control in form of an environmental easement that would: (a) require compliance with the approved site management plan, (b) limit the use and development of the property to restricted-residential, commercial, industrial or recreational uses; (c) restrict 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; and, (d) require the property owner to complete and submit to the NYSDEC an annual certification.

Summary of the Investigation

The remedial investigation identified dry cleaning chemicals, including Chlorinated Volatile Organic Compounds (CVOCs), in soil, groundwater and soil vapor, at concentrations exceeding regulatory criteria and guidance values. CVOCs include Trichloroethene (TCE) and Tetrachloroethene (PCE). The contaminants likely entered the subsurface environment on-site through spillage on to the concrete basement floor of the former dry cleaner. Groundwater contamination is present off-site.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The 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(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.

Background

Location: 650 Rockaway Avenue, Brooklyn, NY. The site is approximately .3 acres in size.

Site Features: The site consists of a building that occupies a portion of the lot. The site is the building located at the southwest corner of the intersection of Dumont Avenue and Rockaway Avenue. The site is bordered by Rockaway Avenue to the east, a courtyard to the west beyond which is two multifamily residential units, Dumont Avenue to the north and a vacant lot to the south. The site is entirely comprised of one mixed-use commercial/residential building with a six unit, one-story commercial component located along Rockaway Avenue and a 55-unit, four-story residential component located immediately behind (west) of the commercial component. Three of the six commercial units are currently vacant; the remaining three units are currently occupied by a grocer, a deli and a meat market.

Current Zoning/Use: The current and future use of the site is residential and commercial.

Historical Use: The site was developed sometime before 1907 with mixed residential/commercial use building(s). The current site building was constructed circa 1974. An oil burner application was first received by the NYC Dept. of Buildings in 1909 and a permit to install a new boiler and fuel oil tank was issued in 1994 and a 275-gallon fuel oil aboveground storage tank was identified in the basement of the building. The 2013 Phase I ESA identified a former drycleaner as a recognized environmental concern with respect to the site. The drycleaner reportedly operated from 1995 to 2011.

Site Geology and Hydrogeology: The site is relatively flat and has a surface elevation of approximately 30 feet above mean sea level. The area surrounding the site is gently sloped to the south towards Jamaica Bay. Soils on the site are likely to be derived from sand and gravel outwash deposits which overlie clays, sands and gravel. Sources indicate that the Gardiner's Clay is approximately 180 feet below land surface and bedrock could be as deep as 400 feet below land surface. According to the United States Geological Survey (USGS) soils on the site are mapped as Urban Land. The Phase II ESA determined that site soils consists predominantly of fine to coarse grained sand and the depth to groundwater is approximately 21 feet below land surface with a groundwater flow direction generally to the south.

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.

Stone Avenue - Brooklyn Public Library
581 Mother Gaston Boulevard
Brooklyn, NY 11212
phone: (718) 485-8347

Selected project documents are also available on the NYSDEC website at:
<http://www.dec.ny.gov/chemical/37550.html>.

Who to Contact

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

Project-Related Questions

Steve Malsan
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
Tel: 518-402-9646
Email: stephen.malsan@dec.ny.gov

Site-Related Health Questions

Wendy Kuehner
New York State Department of Health
Empire State Plaza Corning Tower Room
1787
Albany, NY 12237
Tel: (518) 402-7860
Email: bee@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.

Site Location Map

