

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Remedial Bureau B

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www.dec.ny.gov

MEMORANDUM

TO: Jane O'Connell, Regional Hazardous Waste Engineer

FROM: Richard Mustico, Project Manager, Remedial Section B

THROUGH: Bill Bennett, Chief, Remedial Bureau B *WBB*

DATE: September 13, 2023

Re: BCP Off-Site Completion Determination and Reclassification
432 Rodney Street – Off-Site
C224216A
City of Brooklyn, Kings County

This memorandum serves to document the actions taken to investigate the 432 Rodney Street Off-Site and the basis for the reclassification from a class A to a class C.

Description of the Site

This "site" is the off-site area associated with the following BCP site:

Location: The 432 Rodney Street site is located in an urban area in the Williamsburg neighborhood of Brooklyn, Kings County. The site consists of 4 tax parcels bordered by Ainslie Steet to the north, Keap Street to the east, Hope Street to the south, and Rodney Street to the west.

Site Features: The site occupies an area of about 27,160 square feet (0.62 acres) and is developed with a multi-story residential/commercial building and garages.

Current Zoning and Land Use: The site is designated for contextual moderate to higher density residential development (R6A) and manufacturing (M-1/M-2). In addition, the site is situated within a Special Mixed Use District for Greenpoint-Williamsburg (MX-8), which allows for new residential and non-residential uses to be developed as-of-right and within the same building structures. All lots have also been assigned an "E"-designation (E-138) for Underground Gasoline Storage Tanks Testing Protocol as part of the Greenpoint-Williamsburg Rezoning.

Past Use of the Site: Past uses include residential, an automotive garage, a poultry market, a store, smoked fish production, transportation and a warehouse.

Site Geology and Hydrogeology: The area of Brooklyn, New York where the property is located is highly developed and topped by infrastructure, including paved roads, walkways

and buildings. Subsurface strata at the Brownfield site consists of historic urban fill characterized by loose brown to black medium-grained sand with varying amounts of brick and concrete extending to depths of up to 14 feet below grade surface (bgs). The historic urban fill is underlain by brown sand with varying amounts of clay. Bedrock consists of the metamorphic schist and quartzite of the pre-Cambrian Manhattan Schist Formation. The soils in the area of the property are classified as Urban Land.

Depth to groundwater ranges from 15.80 to 17.34 feet bgs. Groundwater flow direction is to the northeast.

Nature and Extent of Contamination – Off-Site

Off-Site Assessment: Impacts associated with contaminants of concern for BCP Site No. C224216 were not identified in off-site areas.

Soil: Volatile Organic Compounds (VOCs) were not detected in off-site soil above Unrestricted Use Soil Cleanup Objectives (UUSCOs), except for acetone which is a commonly known laboratory contaminant and not a contaminant of concern for the site.

Groundwater: Off-site groundwater samples did not contain VOCs above Ambient Water Quality Standards (AQS).

Soil Vapor: The detected off-site soil vapor analytical concentrations for tetrachloroethene (PCE), trichloroethene (TCE), and cis-1,2-dichloroethene (cis-1,2-DCE) were 11.2 microgram per meter cubed (ug/m^3), 4.54 ug/m^3 , and 1.17 ug/m^3 respectively. At these levels, no mitigation actions are needed to address soil vapor intrusion off-site.

The results of the off-site investigation indicate that target contaminants of concern associated with BCP Site No. C224216 are not impacting off-site properties. No further investigation or action is currently needed.

Description of the Remedy

Contaminants of concern were not identified by the off-site investigation of this site. DOH concurs with the conclusion of the Off-site Investigation Report prepared by the consultant for the Responsible Party which recommends no further action or investigation needed relative to the off-site investigation.

After considering the current site conditions, we believe that reclassification from a class A to a class C is appropriate. If you agree, please sign below:

	9/21/23
_____ Regional Hazardous Waste Engineer Approval	_____ Date

Attachment

ec: DECDOS



Department
of Health

KATHY HOCHUL
Governor

MARY T. BASSETT, M.D., M.P.H.
Commissioner

KRISTIN M. PROUD
Acting Executive Deputy Commissioner

November 4, 2022

Richard P. Mustico
Division of Environmental Remediation
NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233

Re: Off-Site Investigation Report
432 Rodney Street Site
C224216A
Brooklyn, Kings County

Dear Richard Mustico:

I reviewed the *Off-Site Investigation Report* (Report) dated August 10, 2022 for the above referenced site. I understand that 3 soil borings, 4 monitoring wells and 5 soil vapor probes were installed in the sidewalk area just outside the site to understand if site contaminants are moving off-site.

Based on this report site related contaminants do not appear to be impacting off-site properties. I noted that elevated concentrations of Methyl Ethyl Ketone (MEK) were found in soil vapor in 5 out of the 5 off-site samples and although not a contaminant of concern for the original site, the possible source for this compound should be investigated.

If you have any questions, please contact me at (518) 402-0443.

Sincerely,

Steven G. Berninger
Bureau of Environmental Exposure Investigation
Center for Environmental Health

ec:

S. McLaughlin / W. Kuehner / e-File
E. Wiegert - NYSDOH MARO
M. Little - NYC DOHMH
G. Burke / B. Bennett – NYSDEC Central Office
J. O'Connell / C. Maycock – NYSDEC Region 2

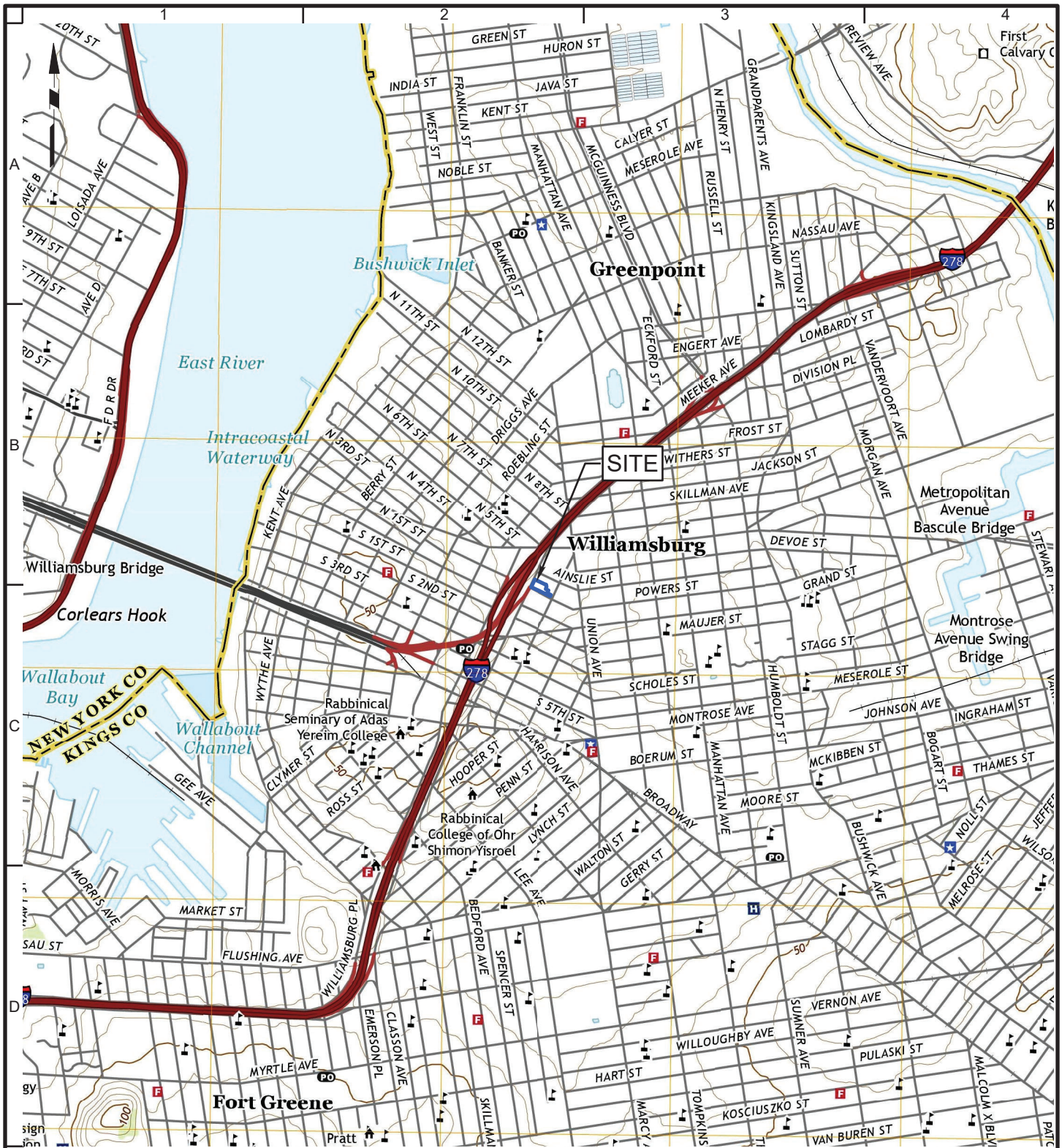
From: [Berninger, Steven G \(HEALTH\)](#)
To: [Mustico, Richard P \(DEC\)](#)
Cc: [McLaughlin, Scarlett E \(HEALTH\)](#); [Kuehner, Wendy S \(HEALTH\)](#)
Subject: RE: 432 Rodney Street Off-Site (C224216A) - Off-Site Investigation Report
Date: Monday, March 20, 2023 2:20:05 PM

Hi Richard:

Sorry for the delay. Following our phone conversation on January 6, 2023, and review of the off-site investigation data for the referenced site, site-related contaminants are not impacting off-site properties. Therefore, no additional investigation is needed for this site.

Steven

Steven G. Berninger
Bureau of Environmental Exposure Investigation
New York State Department of Health
Empire State Plaza
Corning Tower, Rm 1717
Albany, New York 12237
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Legend

 Site_Boundary



NOTES:
1. BASEMAP ADAPTED FROM UNITED STATES GEOLOGICAL SURVEY (USGS) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, BROOKLYN 2019, NEW YORK, QUADRANGLE.

LANGAN
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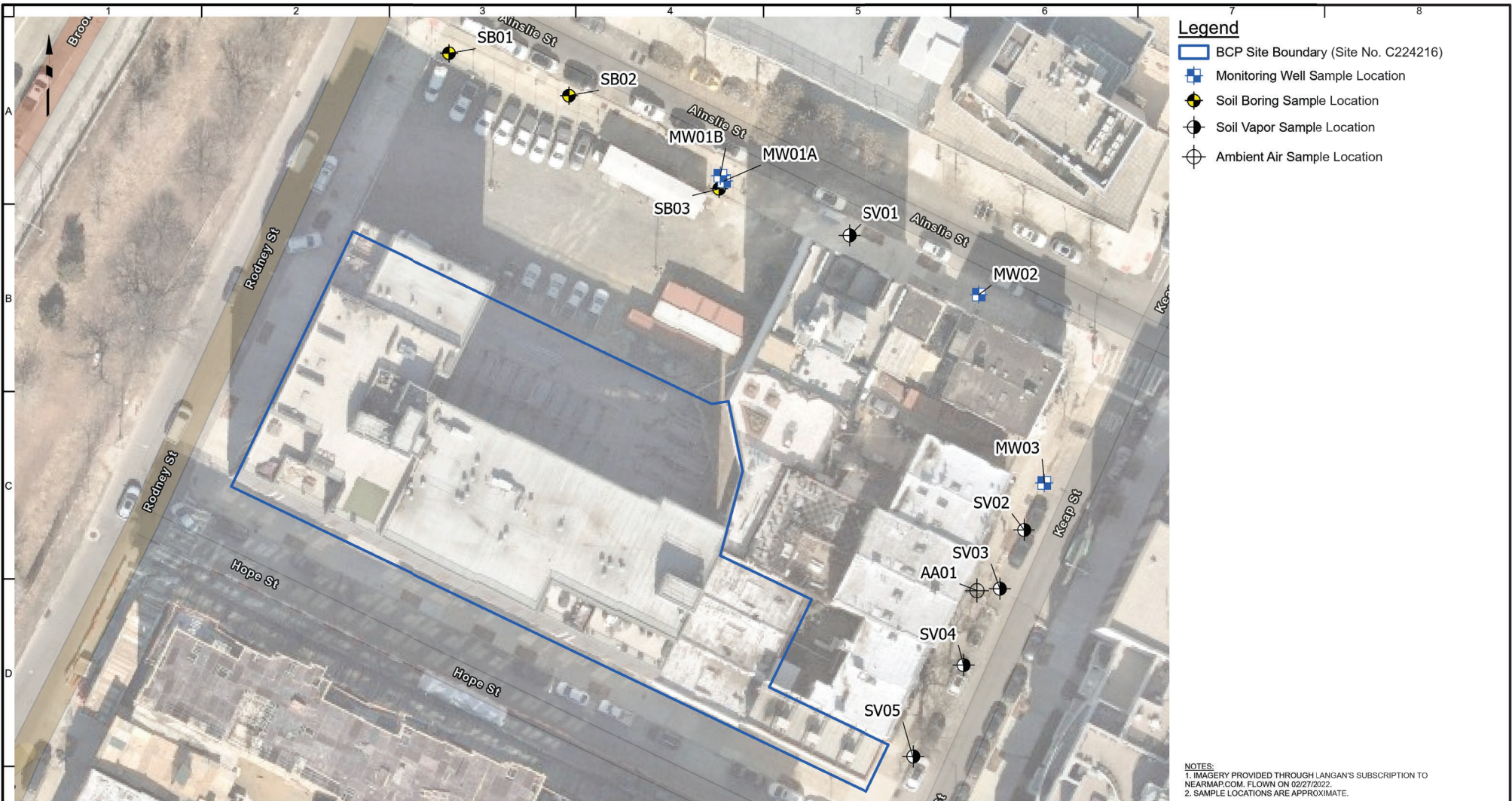
Langan Engineering & Environmental Services, Inc.
Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
Langan International LLC
Collectively known as Langan

Project
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.....
BROOKLYN
BLOCK No. 2374,
LOTS No. 1, 27, 18 and 31
KINGS COUNTY NEW YORK

Figure Title
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.....

Project No.
170650901
Date
5/17/2022
Scale
1"=2,000'
Drawn By
PDT
Submission Date

Figure No.
1



- Legend**
- BCP Site Boundary (Site No. C224216)
 - + Monitoring Well Sample Location
 - Soil Boring Sample Location
 - ⊙ Soil Vapor Sample Location
 - ⊕ Ambient Air Sample Location

NOTES:
 1. IMAGERY PROVIDED THROUGH LANGAN'S SUBSCRIPTION TO NEARMAP.COM. FLOWN ON 02/27/2022.
 2. SAMPLE LOCATIONS ARE APPROXIMATE.

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



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Project
432 RODNEY STREET - OFF SITE
 BROOKLYN
 BLOCK No. 2374,
 LOTS No. 1, 27, 18 and 31
 KINGS COUNTY NEW YORK

Figure Title
SAMPLE LOCATION MAP

Project No. 170650901	Figure No. 2
Date 8/8/2022	
Scale 1"=40'	
Drawn By PDT	

Table 1
Off-Site Investigation Report
Sample Summary

432 Rodney Street - Offsite
 Brooklyn, New York
 NYSDEC BCP Site No.: C224216A
 Langan Project No.: 170650901

Sample No.	Location	Sample Name	Sample Depth/Well Screen Interval (feet bgs)	Sample Date	Laboratory Analysis
Soil Samples					
1	SB01	SB01_042522	8-9	04/25/2022	TCL/Part 375 VOCs
2	SB02	SB02_042522	8-9	04/25/2022	
2	SB03	SB03_042522	8-9	04/25/2022	
Groundwater Samples					
1	MW01A	MW01A_042922	10-20	04/29/2022	TCL/Part 375 VOCs
2	MW01B	MW01B_042922	50-60	04/29/2022	
3	MW02	MW02_042922	10-20	04/29/2022	
4	MW03	MW03_042922	10-20	04/29/2022	
Air Samples					
1	AA01	AA01_042122	-	04/21/2022	TO-15 VOCs
2	SV01	SV01_042122	-	04/21/2022	
3	SV02	SV02_042122	-	04/21/2022	
4	SV03	SV03_042122	-	04/21/2022	
5	SV04	SV04_042122	-	04/21/2022	
6	SV05	SV05_042122	-	04/21/2022	
Quality Assurance and Quality Control					
1	SB02	DUP01_042522	8-9	04/25/2022	TCL/Part 375 VOCs
2	MW01B	GWDUP01_042922	50-60	04/29/2022	
3	NA	GWTB01_042922	-	04/29/2022	

Notes

bgs = below grade surface

VOC = volatile organic compound