

(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.

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FACT SHEET Brownfield Cleanup Program

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

Site Name: Former Brooklyn Moto Club LLC
DEC Site #: C224229
Address: 215 North 10th Street
Brooklyn, NY 11211

Have questions? See "Who to Contact" Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Former Brooklyn Moto Club LLC site ("site") located at 215 North 10th Street, Brooklyn, Kings County. 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."

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

http://www.dec.ny.gov/cfm/external/haz/details.cfm?pageid=3&progno=C224229

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Atlas Alley LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from March 29, 2017 through April 28, 2017. The proposed plan is available for 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Soil, groundwater, and soil vapor samples were collected as part of the Former Brooklyn Moto Club Phase II Investigation submitted as part of the application process.

The primary contaminants of concern in soil are Trichloroethene (TCE), Semi-Volatile

Organic Compounds (SVOCs), and several metals (i.e., lead, arsenic, mercury). All of these contaminants exceeded the restricted residential soil cleanup objective in both the shallow and deep soils throughout the site. However, higher concentrations were typically seen in the shallow soils which correspond with the presence of historical fill in the area.

The contaminants of concern for groundwater are Volatile Organic Compounds (VOCs), SVOCs, and metals. The VOCs, including tetrachloroethene (PCE) and TCE, exceed the groundwater standard (5 parts per billion [ppb] for both VOCs) at the downgradient monitoring wells on-site. The contaminants of concern for groundwater that are SVOCs, are primarily a class of SVOCs, poly-aromatic hydrocarbons, and Naphthalene, which correlates to the contamination seen in the on-site soils. The contaminants of concern that are the metals, also correlate to the presence of metals seen in the on-site soils. People are not drinking the contaminated groundwater from the site since the area is served by public water that originates away from this site.

The contaminants of concern for soil vapor are PCE, TCE, trichloroethane, and carbon tetrachloride which were detected in soil vapor at elevated concentrations, up to 7,730 micrograms per cubic meter [ug/m³], 243,000 ug/m³, 6000 ug/m³, and 6,350 ug/m³, respectively.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in an urban area in the Williamsburg section of Brooklyn (Kings County) at the corner of North 10th Street and Roebling Street.

Site Features: The property is developed with two one-story buildings. One is currently occupied by Brooklyn Moto Club and Brooklyn Moto Service LLC, which rents space in the building for motorcycle repair. There are two smaller one-story structures. Parking areas surround the structures. The entire site is paved with several areas of overgrown vegetation.

Current Zoning and Land Use: The site is currently zoned M1-2 (light manufacturing) with an R6A (residential) overlay and is currently occupied by a motorcycle repair operation and storage

business. The site has a New York City 'e' designation for hazardous materials as a result of recent rezoning from the previous MX8 zoning (heavy industrial use).

Past Use of the Site:

The site was developed with a varnish research works in 1942. In 1965, there were two chemical warehouses on site.

Site Geology and Hydrogeology: The elevation of the site ranges from approximately 10 to 14 feet above the National Geodetic Vertical Datum (NGVD). The area topography gradually slopes to the east.

Soil at the site is described as historic fill materials to a depth as great as 4 feet below the surface followed by brown sand, red clay, brown clay, black gravel, black/brown slit.

The depth to groundwater beneath the Site is approximately 7 feet below grade and flows to the northeast.

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** site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211
phone: 718-963-5311
(bk01@cb.nyc.gov)

Who to Contact

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

Project Related Questions

Melissa Sweet
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9620
melissa.sweet@dec.ny.gov

Site-Related Health Questions

Arunesh Ghosh
New York State Department of Health
BEEI, Empire State Plaza Corning Tower Room
1787
Albany, NY 12237
(518) 402-7860
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.

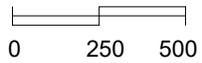
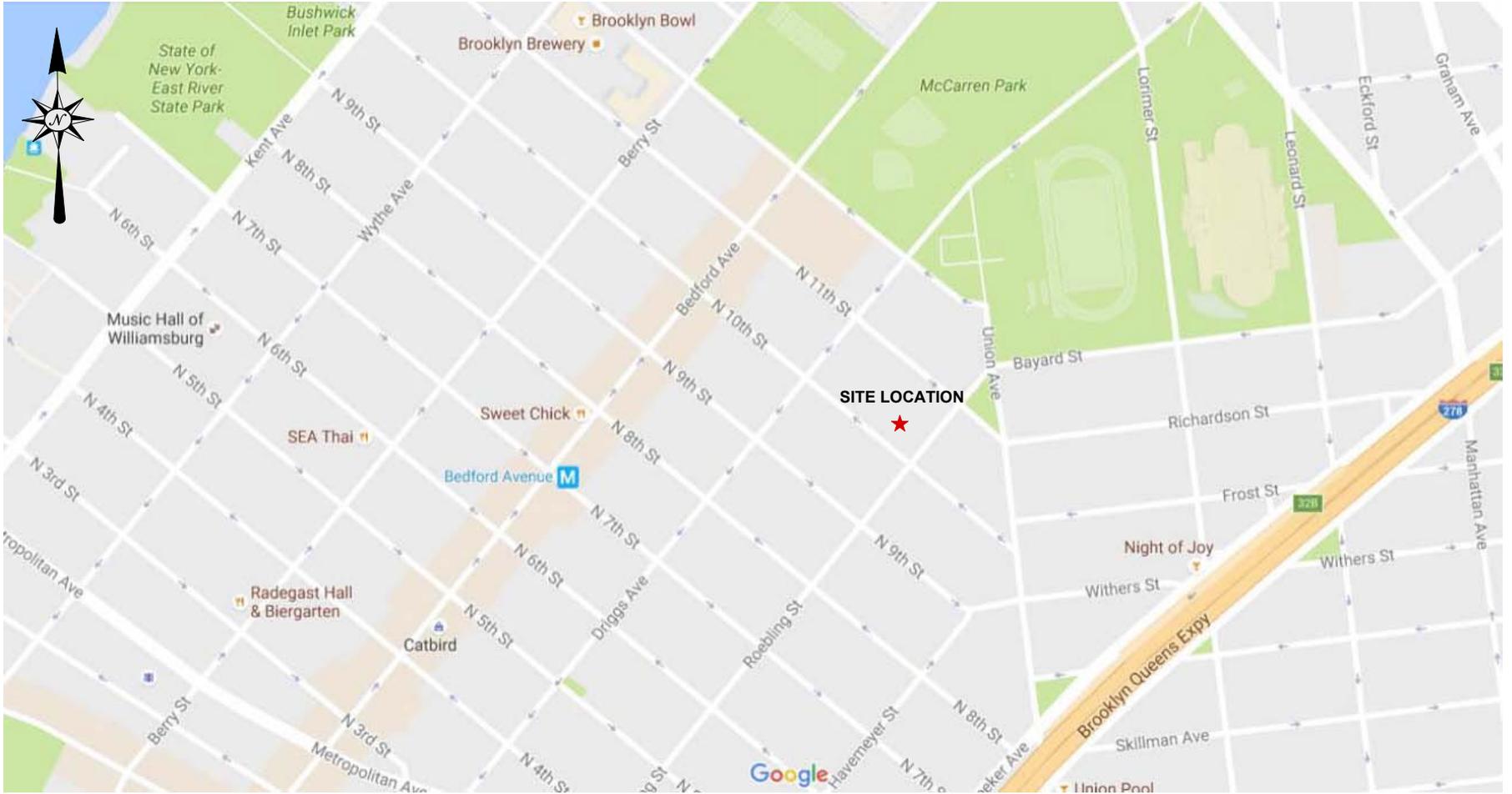
Receive Site Fact Sheets by Email

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.



EBC
 ENVIRONMENTAL BUSINESS CONSULTANTS

Phone 631.504.6000
 Fax 631.924.2870

**Appendix
 C**

Site Name:	BROWNFIELD CLEANUP PROGRAM
Site Address:	215 NORTH 10TH STREET, BROOKLYN, NY
Drawing Title:	SITE LOCATION MAP