

PHASE I ENVIRONMENTAL SITE  
ASSESSMENT – JULY 1997

# ENVIRONMENTAL SITE ASSESSMENT

PROPERTY LOCATED AT:  
SOUTHEAST CORNER OF  
FLATLANDS & LOUISIANA AVENUES  
BROOKLYN, NEW YORK

97-494



PREPARED FOR:

LEGACY GENERAL CONTRACTING CORP.  
(OWNER REPRESENTATIVE)  
2341 HALYARD DRIVE  
MERRICK, NEW YORK 11566  
ATTN: MR. DAN AIZER

JULY, 1997

PREPARED BY:

SOIL MECHANICS ENVIRONMENTAL SERVICES  
3770 MERRICK ROAD  
SEAFORD, NEW YORK 11783  
(516) 221-7500 FAX (516) 679-1900

## EXECUTIVE SUMMARY

The following is a summary of the findings obtained during the "Phase I" environmental site assessment conducted at the subject property located on the southeast corner of Flatlands Avenue and Louisiana Avenue, Borough of Brooklyn, State of New York.

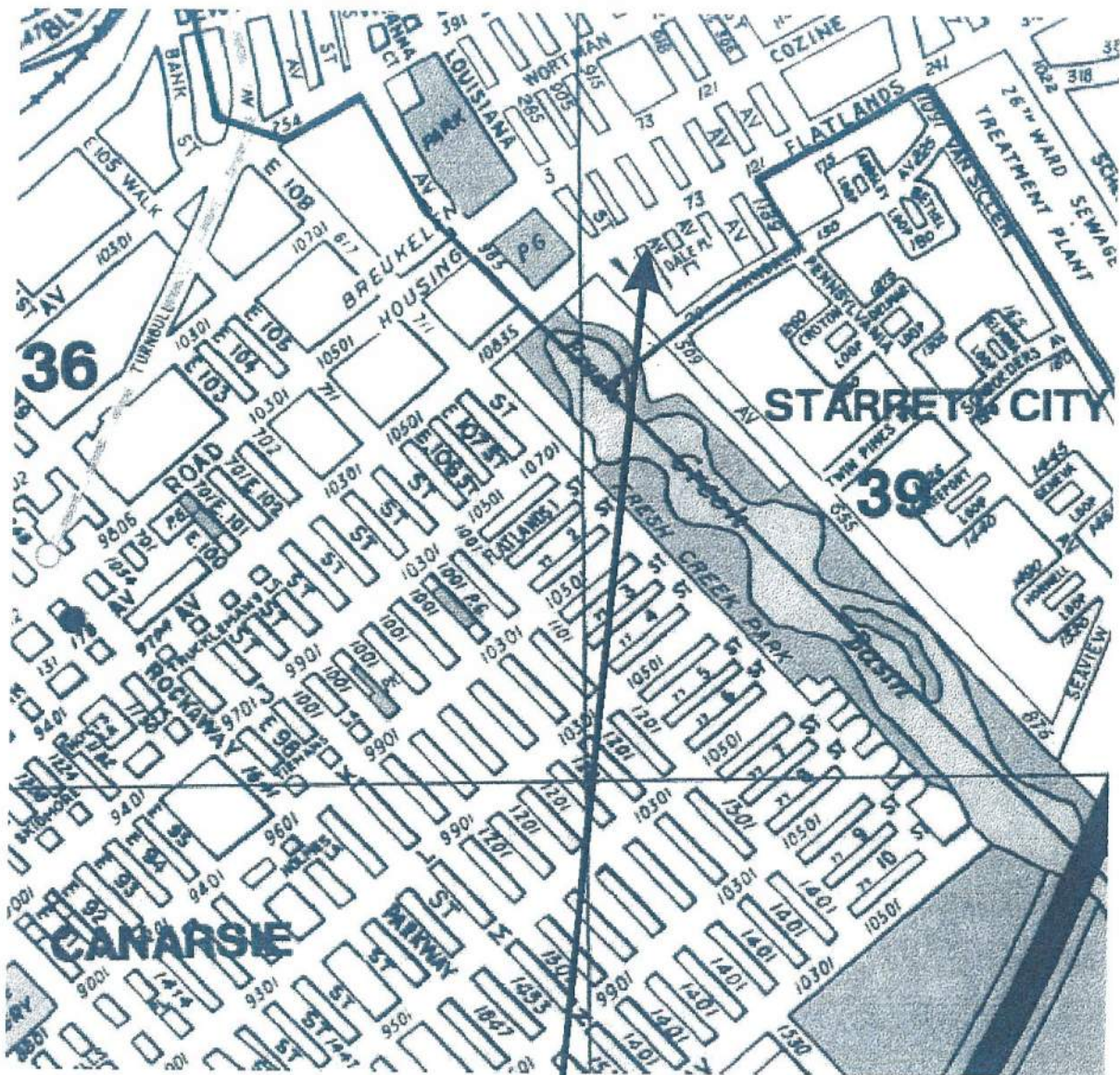
The subject property is currently under construction for an approximately 100,000 square foot, two-story building.

A visual inspection revealed that the subject property consisted of areas of exposed surface soil and scattered soil piles. Two (2) 55 gallon drums of gasoline, temporarily stored at the subject property for fueling construction vehicles, and two (2) trash dumpsters were identified on the property. Several construction vehicles, as well as an office trailer, were visually identified.

A review of historical Sanborn maps revealed that the subject property was vacant in 1908, 1928, and 1950 and consisted of an Auto Junk Yard in 1977, 1981, 1991, 1992, 1993, 1994, 1995, and 1996.

A review of federal and state information (obtained from the USEPA and NYSDEC) indicated there were no reported incidents concerning hazardous materials or wastes, major spills, or existing landfills at the subject property. The subject property was not listed as a **NYSDEC Inactive Hazardous Waste Disposal Site**, **NPL (Superfund)**, or **CERCLIS** site. The subject property (southeast corner of Flatlands and Louisiana Avenues, Brooklyn NY) did not appear within the **NYSDEC Leaking Storage Tank Sites** and **Spill Sites Databases**. There were no **NYSDEC Petroleum Storage Tank Sites** identified at the subject property.

Based on the information obtained during the scope of this assessment, several conclusions are cited within Section 11.0 of this report.



SUBJECT PROPERTY



**SOIL MECHANICS**  
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PROJECT LOCATION PLAN  
 FIGURE #1  
 BROOKLYN, NEW YORK

SCALE:

N.T.S.

DATE:

07/16/97

JOB #:

97-494

The **Brooklyn Building Department** was visited in order to review any files they may have with respect to the subject property, however, no information was available. A review of historical Sanborn maps and a topographic map indicated that the entire subject property had been utilized as a junk yard from at least 1975 until at least 1981. The eastern portion of the subject property remained a junk yard until 1996.

## **2.1 Review of Historical Sanborn Maps**

Soil Mechanics personnel reviewed historical Sanborn maps (obtained from EDR Sanborn, Inc., 3530 Post Road, Southport, CT) dated 1908, 1928, 1950, 1977, 1981, 1991, 1992, 1993, 1994, 1995, and 1996, to identify past land usage at the subject property and surrounding areas (see attached Sanborn maps within Appendix).

### **1908, 1928, and 1950 Sanborn Maps**

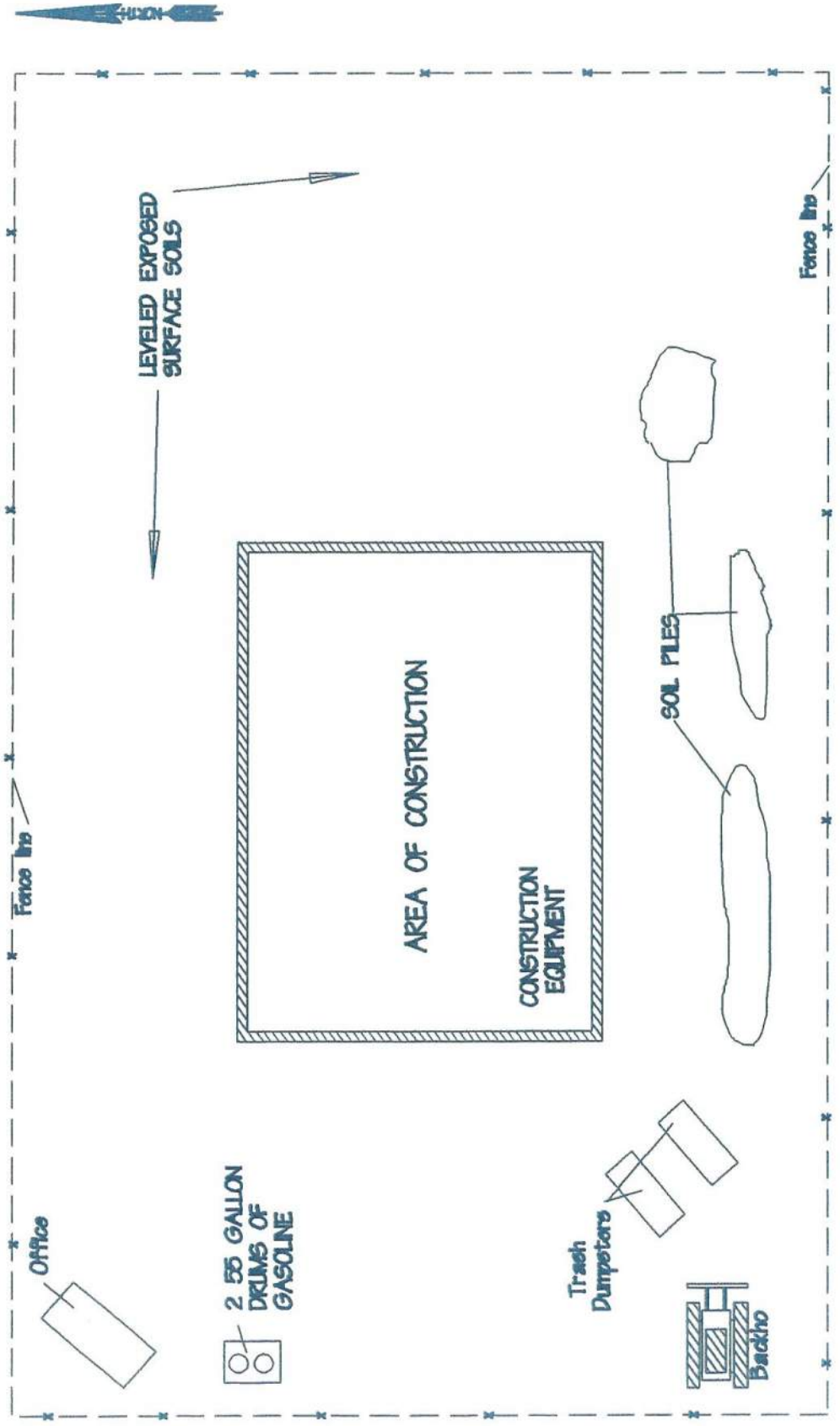
The subject property consisted of a vacant parcel of land with no existing structures. The surrounding property usage consisted of vacant land and a residential dwelling to the north. However, a farm and a filling station were located to the northwest of the subject property on the 1950 Sanborn map.

### **1977, 1981, 1991, 1992, 1993, 1994, 1995, and 1996 Sanborn Maps**

The subject property consisted of an auto junk yard with two (2) small office buildings in the 1977 and 1981 Sanborn maps. The 1991, 1992, 1993, 1994, 1995, and 1996 maps revealed an auto junk yard on the eastern portion of the property and the remaining section of the property was vacant. Surrounding land usage consists of a community center, parking garages and residential dwellings. An auto junk yard and an auto wrecking company were adjacent to the subject property on the 1977 and 1981 Sanborn maps.

Flatlands Avenue

Louisiana Avenue



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SITE PLAN	
FIGURE # 2	
Brooklyn, New York	
SCALE: Not to Scale	DATE: JULY 17, 1997
	JOB No. 975494
	REVISION:
	N.A.R.

## 5.7 Drainage Structures

There were no subsurface drainage structures (i.e., storm drains, drywells) visually identified at the subject property.

## 6.0 SURROUNDING PROPERTY USE

Adjacent land use surrounding the subject property consisted of the following (see Figure #3 - Surrounding Land Use Map):

North of the site: Auto repair businesses and industrial businesses.

South of the site: Multi-story apartment buildings.

East of the site: Vacant/vegetated land, Sheffield Motel, and Amoco Gasoline Service Station.

West of the site: Retail properties, residential properties, and a park.

## 7.0 AGENCY CONTACT

A review of various documentation, from appropriate federal, state and local agencies, was conducted for the purpose of identifying any history of hazardous waste activity known to have occurred at the subject property or within a one mile radius.

### 7.1 Federal Agencies

The subject property did not appear within the federal publications, the National Priority List (NPL) or the Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS). There were no CERCLIS sites or NPL sites identified within a one mile radius.

A review of the federal database, EPA Emergency Response Notification Listing Report (ERNS), indicated no listings with respect to the subject property. There were no ERNS sites listed as adjoining the subject property.

A review of the federal database, RCRA/TSD Site Report, indicated no listings with respect to the subject property. There were no **RCRA-TSD Sites** identified within a one-half mile radius. There were no **RCRA Sites** identified as adjoining the subject property.

## 7.2 State Agencies

A review of the current New York State Department of Environmental Conservation (NYSDEC) publication, Inactive Hazardous Waste Disposal Sites in New York State, indicated no reported incidents concerning hazardous materials, wastes, or known landfill sites at the subject property. The following NYSDEC Inactive Hazardous Waste Disposal Site was identified within a one mile radius.

1) **1) Pennsylvania Avenue Landfill** -located southeast at Pennsylvania Avenue and Shore Parkway, Brooklyn, New York. The property is owned by the National Park Service and operated by the New York State Department of Sanitation. The site was used as an illegal dumping ground from 1974 to 1980 and approximately 13 million gallons/year of hazardous wastes were disposed at this site. The site is classified as a significant threat to public health or the environment. The Pennsylvania Avenue Landfill is located hydrodynamically down gradient from the subject property.

A review of the Solid Waste Facility/Landfill Sites (SWF/LF) Database revealed no listings with respect to the subject property. There were no **SWF/LF Sites** identified within a one-half mile radius.

A review of the NYSDEC Petroleum Storage Tank (PST) Registration Database revealed no listings with respect to the subject property. There were no **PST Sites** located adjacent to the subject property.



Spill #:95-00631.  
Spill Date: 04/13/95  
Site Location: 875 Williams Street  
Facility Name: Unknown.  
Cause of Spill: Tank Test Failure.  
Source of Spill: Other Commercial/industrial.  
Resource Affected: On Land.  
Distance: ¼ to ½ mi. NW.  
Status: Active.

Spill #:94-12264.  
Spill Date: 12/12/94  
Site Location: 400 Stanley Ave.  
Facility Name: Unknown.  
Cause of Spill: Tank Test Failure.  
Source of Spill: Other Commercial/industrial.  
Resource Affected: Groundwater.  
Distance: ¼ to ½ mi. NNW.  
Status: Active.

Spill #:92-10189.  
Spill Date: 12/02/92  
Site Location: 400 Stanley Ave.  
Facility Name: Unknown.  
Cause of Spill: Tank Test Failure.  
Source of Spill: Other Commercial/industrial.  
Resource Affected: Groundwater.  
Distance: ¼ to ½ mi. NNW.  
Status: Active.

Spill #:91-11232.  
Spill Date: 01/30/92  
Site Location: 552 West 105th Street.  
Facility Name: Unknown.  
Cause of Spill: Tank Overfill.  
Source of Spill: Private Dwelling.  
Resource Affected: On Land.  
Distance: ¼ to ½ mi. West.  
Status: Active.

### **7.3 Local Agencies**

Record Search request forms were submitted to the **New York City Fire Department (NYCFD), Bureau of Fire Prevention** regarding fuel oil and/or vehicle storage tanks. No response has been received at this time. Any pertinent information will be forwarded if and when it becomes available.

The **Borough of Brooklyn Building Department** was visited to review any files they may have in regard to the subject property, however, there was no file available.

### **8.0 HYDROGEOLOGIC INFORMATION**

Information obtained from the **7.5 minute series, Brooklyn, NY Quadrangle**, published by the US Department of the Interior, Geological Survey topographic map revealed the subject property is located approximately fifteen to twenty (15-20) feet above sea level (see Topographic Map - Figure #4).

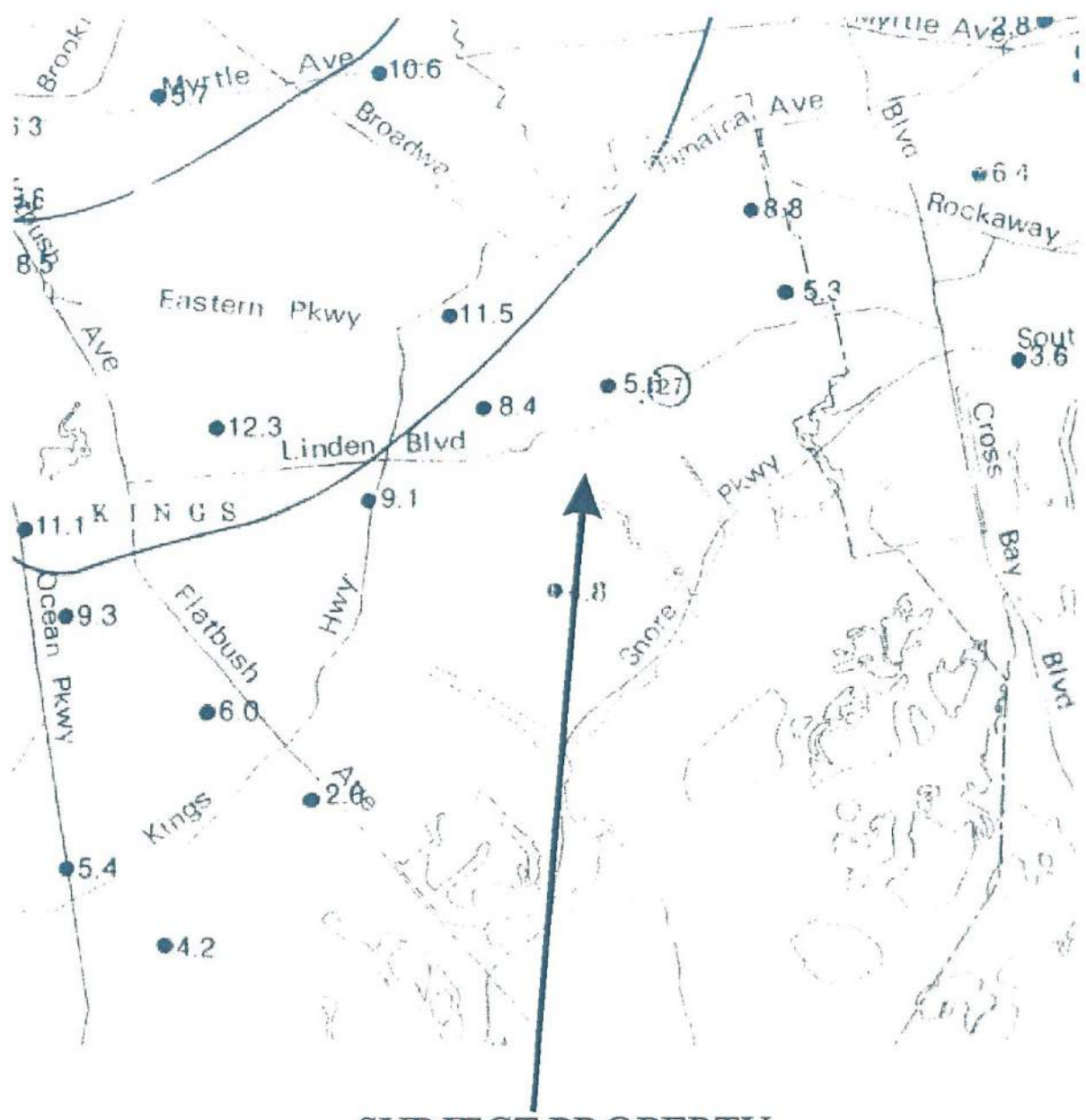
Information obtained from the **Water Table on Long Island, New York**, prepared by the US Department of the Interior, Geological Survey, indicated an existing depth to ground water of approximately ten to fifteen (10-15) feet below existing grade. This map appears to indicate a southeasterly trending ground water flow component in this area (see Ground Water Contour Map - Figure #5).

### **8.1 Surface Water Bodies**

There was no visible evidence of any surface water bodies present on the subject property (i.e., rivers, streams, lakes, ponds, wetlands, ditches, etc.). No runoff from surrounding areas was observed entering the subject property.

### **9.0 RADON POTENTIAL**

According to the **State of New York Department of Health's** publication, **Indoor Radon In New York State: Distribution, Sources, and Controls**, "Long Island is part of the broader Atlantic Coastal Plain that stretches north and south along the east coast of the United States. Beneath the thick cover of glacial moraines



**SUBJECT PROPERTY**



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	<b>GROUND CONTOUR MAP FIGURE #5 BROOKLYN, N.Y.</b>	
SCALE:	DATE:	JOB #:
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- One (1) **NYSDEC Inactive Hazardous Waste Disposal Site** was located within a one mile radius of the subject property. This site appears to be located at a hydrodynamically down gradient position.

- A previous **Environmental Impact Assessment** was conducted at the subject property in June of 1991. This investigation concluded that any contaminated soil that would remain exposed after construction activities should be addressed through removal or encapsulation.

## **11.0 DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS**

In our opinion, based upon the scope of this investigation conducted at the site, which included a thorough visual investigation of the subject property, a survey of adjacent land use, examination of publicly available records, review of historical Sanborn maps and/or historical aerial photographs, title search records, and an evaluation of these factors, the following specific items are cited:

1) With respect to the eleven (11) “active” status **Leaking Storage Tank Sites & Spill Sites** identified within a one-half mile radius of the subject property, three (3) of these appear to be situated hydrodynamically down and/or cross-gradient from the subject property and, in our opinion, do not represent a potential for adverse impact to the groundwater quality beneath the subject property. The remaining eight (8) sites are situated hydrodynamically up gradient from the subject property. The **New York State Department of Environmental Conservation (NYSDEC)** has responded and corrective action has been taken at all of these sites.

2) With respect to the **NYSDEC Inactive Hazardous Waste Disposal Site** identified within a one mile radius, based on its apparent hydrodynamically down-gradient positioning, it is our opinion that this site does not pose a threat to the groundwater quality beneath the subject property.

### **Disclaimer**

The findings, conclusions, and recommendations presented in this report are based on information obtained within the scope of this investigation. The conclusions and recommendations represent our best judgment using the information presently available.