



*Environmental Management & Consulting*

March 30, 2009

Ms. Ainura Doronova, Environmental Engineer  
Division of Environmental Remediation, Region 2  
Remedial Section B  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101

Subject: 1709-29 Surf Avenue, Brooklyn, New York  
NYSDEC Spill Case 0302857  
Proposed Remedial Action

Dear Ms. Doronova:

On behalf of Taconic Investment Partners, LLC (Taconic), Fleming-Lee Shue, Inc. (FLS) is submitting this remedial action plan for the above property (the Site).

**Background**

Fleming-Lee Shue, Inc. (FLS) was retained by Taconic Investment Partners, LLC (Taconic) to conduct a Phase II Environmental Site Investigation (ESI) at 1709 Surf Avenue, Brooklyn, New York (the Site). The ESI was performed in accordance with the Phase II ESI Work Plan that was submitted to the New York State Department of Environmental Conservation (NYSDEC) on January 25, 2008 and approved by NYSDEC on February 5, 2008.

The legal description of the Site is Block 7061, Lot 27. The Site is located on the north side of Surf Avenue, between West 17<sup>th</sup> Street and West 19<sup>th</sup> Street, in Brooklyn, New York. The Site currently consists of a graveled, semi-vegetated lot that has been vacant since 2003. A Site Location Map and a Site Plan are included as Figures 1 and 2, respectively.

This Site is associated with Spill #03-02857, resulting from previous use of the Site as a gasoline station, automobile repair facility and car wash. Previous reports indicate that, while former underground storage tanks (USTs) and associated soils have been removed from the site, some groundwater contamination may still be present. Based on this information, NYSDEC requested that groundwater monitoring wells be installed on the property to determine the presence of free-phase product on the water table. Shortly after acquiring the property, Taconic received a letter from NYSDEC, dated June 7, 2007,

requiring a subsurface investigation to characterize and delineate the extent of petroleum contamination in soil and groundwater, both on and off-site.

A Phase II Environmental Site Investigation (ESI) Work Plan was submitted to NYSDEC on January 25, 2008 and approved by NYSDEC on February 8, 2008.

## Phase II Environmental Site Investigation

The ESI was implemented on April 22-23, 2008 and consisted of soil boring/monitoring well installation and the collection of soil and groundwater samples. Soil samples were collected from a total of five (5) borings (MW-1, MW-2, MW-3, TWP-1 and TWP-2). Three of the boring locations were converted into permanent monitoring wells (MW-1, MW-2 and MW-3). Groundwater samples were collected at all five locations. All sample locations are shown on Figure 1.

The results of the investigation are discussed below.

**Soil.** VOCs were detected in all soil samples. All VOCs detected were below the NYSDEC TAGM 4046 RSCOs with the exception of total xylene which was detected in soil sample TWP-2 (4'-6') at a concentration of 2,140 ug/kg, above the TAGM RSCO of 1,200 ug/kg. TWP-2 was installed in the center of UST Excavation #2, and the xylene appears to be related to the historical release.

SVOCs were also detected in all soil samples. Benzo(a)anthracene, benzo(a)pyrene, chrysene, and dibenzo(a,h)anthracene were detected at several locations at concentrations exceeding their respective NYSDEC TAGM 4046 RSCOs. The SVOC exceedances were identified in samples collected from MW-1 (5-7'), TWP-1 (5-7') and TWP-2 (4-6').

**Groundwater.** Benzene, toluene, ethylbenzene, total xylenes (BTEX), methyl-tert-butyl ether (MTBE) and naphthalene were detected in groundwater at the following concentrations above their Class GA standards at MW-1, TWP-1 and TWP-2.

| Compounds | MW-1<br>(ug/l) | Class GA Standards<br>(ug/l) |
|-----------|----------------|------------------------------|
| Benzene   | 3.9            | 1                            |
| MTBE      | 22.2           | 10                           |

| Compounds    | TWP-1<br>(ug/l) | Class GA Standards<br>(ug/l) |
|--------------|-----------------|------------------------------|
| Ethylbenzene | 60.5            | 5                            |
| Toluene      | 31.5            | 5                            |
| Total Xylene | 937             | 10                           |

| Compounds    | TWP-2<br>(ug/l) | Class GA Standards<br>(ug/l) |
|--------------|-----------------|------------------------------|
| Ethylbenzene | 420             | 5                            |
| Toluene      | 112             | 5                            |
| Total Xylene | 3,730           | 10                           |

No concentrations above regulatory levels were identified in soil or groundwater at the two downgradient monitoring wells (MW-2 and MW-3) and the petroleum impacts appear to be limited to the Site.

As indicated above, with the exception of xylene at TWP-2, soil sampling did not indicate the presence of VOCs at concentrations above regulatory levels. While VOCs were detected in groundwater above the Class GA standards in samples from all on site locations, no VOCs were detected at concentrations above regulatory levels in either soil or groundwater samples from MW-2 and MW-3, along the downgradient property boundary. Based on the sampling, it appears that most of the contaminated source material was addressed during removal of the former underground storage tanks, with some dissolved contamination remaining in Site groundwater.

Based on these results, and given that the site is slated for eventual redevelopment, it is proposed that groundwater samples be collected from MW-2 and MW-3 on a quarterly basis prior to site redevelopment in order to monitor any potential migration of contaminants from the site.

Samples will be collected using the same sample collection and QA/QC protocol described in the Phase II Environmental Site Assessment Work Plan, and will be analyzed for the following.

- TCL VOCs by USEPA Method 8260;
- TCL SVOCs by USEPA Method 8270;

All analyses will be performed by a New York State Department of Health ELAP-certified laboratory.

The results of each sampling event will be provided to NYSDEC in a Quarterly Monitoring Report. Sample results will be compared with the New York State Class GA groundwater standards.

Please contact us with any comments or questions.

Sincerely,

Fleming-Lee Shue, Inc.

A handwritten signature in cursive script, appearing to read "Mary S. Manto".

Mary S. Manto  
Project Director



Environmental Management & Consulting  
158 West 29th Street, 9th Fl.  
New York, NY 10001

1709 Surf Avenue  
Brooklyn, NY

## FIGURE 1

## MONITORING WELL LOCATIONS

Date  
**FEBRUARY 2008**

Project Number  
**10073-016-1**

## LEGEND

- V4-2 ⊕ PREVIOUS ENDPOINT SAMPLING LOCATIONS
- MV-3 ⊗ FLS PROPOSED MONITORING WELL LOCATIONS
- ⊙ FLS TEMPORARY WELLPOINT LOCATIONS
- UNDERGROUND STORAGE TANK LOCATIONS

Map Source: Underground Storage Tank Closure Report,  
General Electric Engineers and Architects P.C.,  
August 12, 2003.

