

AQUATERRA

E n v i r o n m e n t a l S e r v i c e s C o r p

PHASE I ENVIRONMENTAL AUDIT

**252 3RD STREET
BROOKLYN, NEW YORK
AT91-PA-031**

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AquaTerra Environmental Services Corp.

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OVERVIEW

AquaTerra's Phase I Environmental Audit conducted on March 22, 1991 found no visible evidence of adverse environmental conditions on the subject property. However, a review of prior operational activities on the property determined that it was used as a metal plating and auto body repair facility from 1968 to 1974. In addition, approximately 85% of the property was unpaved. Facilities of this nature use chemicals, hazardous materials, and generate wastes considered to be hazardous by the United States Environmental Protection Agency. Given the operational history of the site and the amount of unpaved area on the lot, the potential for spillage and release of chemicals and waste on the property exists.

Therefore it is recommended that a Phase II Investigation consisting of soil sampling be conducted on the subject property to determine if contaminants such as volatile organic compounds (VOC) and metals are present in the soil above what might be considered background levels.

1. PURPOSE AND SCOPE OF AUDIT:

Mr. Richard Zirinsky, the current owner of the subject property, retained AquaTerra Environmental Services Corporation to perform a Phase I Environmental Audit of 252-258 Third Street, Brooklyn, New York. The Phase I Audit was to assist the property owner(s) in determining the environmental condition of the property. The agreed general scope of the Phase I Audit included:

1. An on-site visual inspection to locate potential asbestos containing materials, obvious signs of chemical spills, improper use, storage and disposal of hazardous materials, areas of peeling paint suspected of containing lead and potential PCB containing electrical equipment.
2. Interviews with on-site personnel, as available, as to the operational history of the property.
3. Visual review of neighboring properties.
4. Public records search for the subject site to gather historic information as to the operational use of the property.
5. Sampling of suspected asbestos containing materials and peeling paint, and a short term radon test, if necessary.
6. A written report detailing the findings of the Phase I investigation and recommendations as to further investigations or actions, if necessary.

The purpose of this audit, as limited by its agreed scope, was to review the general environmental condition of the subject property, to flag potential liabilities that might accrue to the property's owner or operator under existing federal, state and local environmental laws and to make recommendations as to further actions which might be necessary to confirm, quantify or remove those risks.

AquaTerra took the following actions to accomplish its Phase I Audit mandate:

1. A physical inspection of the site on March 22, 1991 by Santha Wanigasinghe of AquaTerra.
2. An interview with Mr. Richard Zirinsky, the current property owner and Alfred Sideman, an associate of the current property owner as to the operational history of the site.

3. A review of the USEPA CERCLIS for the subject site and neighboring properties. The CERCLIS is a listing of potential hazardous waste sites. This list identifies the sites covered in the Superfund and National Priority List of hazardous waste sites.
4. A review of the New York State Department of Environmental Conservation (NYSDEC) List of Inactive Hazardous Waste Disposal Sites.
5. An interview with Mr. Wilson, Freedom of Information Clerk with USEPA Region 2 regarding USEPA CERCLIS and NYSDEC List of Inactive Hazardous Waste Disposal Sites.
6. A review of building records for the subject property at the Kings County Department of Buildings.
7. A review of Sanborn Fire Insurance Maps from 1951 (revised from 1915).
8. A Freedom of Information request with the New York City Department of Environmental Protection (NYCDEP) regarding records or information of reported spill(s) of hazardous materials at the subject site.
9. An interview with Ms. Helen Mahoney, Assistant Chemical Engineer, with the NYCDEP Bureau of Waste Water Treatment, Industrial Waste Control Section regarding any available information or records for the subject property and Barret Plating Inc., a facility once located on the subject property.

The results of the Phase I Audit presented in this report reflect current regulations, field techniques, and knowledge of the dangers involved in dealing with environmental hazards. The Audit is designed to offer information about the property, operations performed on site and possible alternatives when addressing the problem of exposure to hazardous substances. However, visual reports are limited in that only accessible areas of the building and land can be inspected. It is possible that potential asbestos containing and other hazardous materials might be found in inaccessible areas and in materials that have not been sampled and analyzed by a laboratory. Given the scope, the time frame and cost of the investigation it is impossible to classify all materials that might be found on site.

The parties have agreed that AquaTerra's legal liability for any damages that the property owner(s), purchasers or third parties may suffer as a result of any errors or omissions AquaTerra might make in its Phase I Audit will be limited to return of the fee that Mr. Richard Zirinsky has paid to AquaTerra or \$5,000, whichever is greater.

2. ENVIRONMENTAL SETTING OF THE PROPERTY:

A. PROPERTY DESCRIPTION:

The subject property, designated as tax block 980, tax lot 19, is located at 252 3rd Street between 3rd Avenue and 4th Avenue in Brooklyn, New York. The subject lot measures approximately 26,000 square feet and is enclosed within a chain link fence along the north, south and west sides of the property and is abutted by a brick building to the east. There are no buildings or structures on the subject property. The ground cover of the lot is loose gravel over packed dirt. The property is currently leased to Consolidated Edison Co. and is used as a parking facility for Consolidated Edison Co.'s employees. Please refer to Picture #1 and #2 in Appendix A.

B. NEIGHBORING PROPERTY USES:

The property is in an M1-2 zoning district which permits light manufacturing facilities. Located directly across the street, to the north of the subject property is the Consolidated Edison Co. maintenance and garage facility which encompasses the entire block bounded by 2nd and 3rd Street, and 3rd and 4th Avenue. Further north of the property are commercial/retail establishments as well as some multiple story residential buildings. Located directly behind the subject property to the south is a U-Haul Truck Rental Facility. Located to the east of the subject property is the Mendon Truck Leasing and Rental Company and to the west is a multiple story loft building currently under renovation. Further west of the property and perpendicular to Third Avenue is the Gowanus Canal street basin. The basin is several hundred feet from the subject property. Please refer to Picture #3 to #6 in Appendix A.

C. SITE HISTORY:

A review of records for the subject property at the Kings County Department of Buildings indicated that a one story building with cellar once occupied the subject property and was subsequently demolished in 1974. The building was used as a soap manufacturing factory as far back as 1951 and was subsequently altered in 1968 into a metal plating and auto-body repair facility. Please refer to Appendix C Exhibit 1 and 2. The alteration application noted the use and occupancy of the facility after the alteration as follows:

Area	Use and Occupancy
Cellar	Boiler Room
Ground Floor	Factory (Metal Plating) Motor Vehicle Repair Shop

In order to determine the operational activity of the metal plating and auto-body repair facility, AquaTerra submitted a written questionnaire to Mr. Alfred Sideman, and Mr. Richard Zirinsky, the owner of the property during the operational history of the metal plating and auto-body repair facility. A copy of the questionnaire can be found in Appendix C (Exhibit 5).

Mr. Sideman nor Mr. Zirinsky were able to provide us with information regarding specific operational activities at the facility. However, based on verbal information provided by Mr. Sideman, it was determined that the metal plating and auto-body repair facility occupied approximately 4,000 square feet of the 26,000 square foot lot. The remainder of the lot was unpaved. The entire building including the cellar was demolished in 1974, and all construction debris was disposed of off-site. The excavated area was filled in with a combination of new soil, regraded soil and stone. No record (i.e Demolition Permit) was found at the Department of Buildings confirming this information.

D. TOPOGRAPHY:

The subject property and surrounding neighborhood are located in a relatively flat area. The subject property is an unimproved lot covered with loose gravel. Along the southern and eastern edges of the property are small grassy areas approximately three to four feet in diameter. Ground cover for Mendon Truck Leasing and Rental, bordering the subject site to the west could not be definitively determined because of parked trucks on the lot. The property located behind the subject property to the south, U-Haul Truck Rental, is covered with loose gravel. The streets neighboring the property were paved with concrete and asphalt. There are storm sewers to allow for the collection of rainfall. A spill or release of a hazardous substance in the street or on the paved neighboring properties would most probably flow into the storm sewer system. Spills on the unpaved adjacent properties as well as a spill on-site would permeate the soil.

3. PUBLIC INFORMATION SEARCHES:

The property was not identified on the USEPA CERCLIS as a potential hazardous waste site nor were any of the adjacent neighboring properties. The CERCLIS is a listing of potential hazardous waste sites. This list identifies the sites covered in the Superfund and National Priority List of hazardous waste sites. There were four sites identified on the CERCLIS within an approximate one mile radius of the property. Please refer to Appendix C, Exhibit 3. These sites are as follows:

1. CARROL GARDENS
CORNER OF 5TH AND SMITH STREET
BROOKLYN, NEW YORK 11231
PRELIMINARY SITE ASSESSMENT COMPLETED IN
FEBRUARY 8, 1991
2. BROOKLYN UNION GAS/METROPOLITAN WORKS
2ND AVENUE & 12TH STREET/GOWANUS CANAL
BROOKLYN, NEW YORK 11215
PRELIMINARY SITE ASSESSMENT COMPLETED IN
SEPTEMBER 24, 1986
3. BLATCHFORD BASE PLANT
32 33RD STREET
BROOKLYN, NEW YORK 11232
PRELIMINARY SITE ASSESSMENT COMPLETED ON
SEPTEMBER 22, 1987.
4. BROOKLYN UNION GAS/CITIZENS GATE STATION
6TH STREET & 2ND AVENUE
BROOKLYN, NEW YORK 11215
PRELIMINARY SITE ASSESSMENT COMPLETED IN SEPTEMBER 24,
1986

According to Mr. Wilson of the USEPA Region 2, preliminary site investigations determined that no further action is required on these four sites and that these sites pose no potential environmental impact to the subject property.

The property was not identified on the New York State Department of Environmental Conservation (NYSDEC) List of Inactive Hazardous Waste Disposal Sites. There were two sites listed within an approximate one mile radius of the property. These sites are as follows:

1. HAMILTON AVENUE PIERS/19TH & 18TH STREET
REAR OF 566 HAMILTON AVENUE
BROOKLYN, NEW YORK 11232
PRELIMINARY SITE ASSESSMENT COMPLETED IN SEPTEMBER 27,
1990

2. CARROL GARDENS
CORNER OF 5TH AND SMITH STREET
BROOKLYN, NEW YORK 11231
PRELIMINARY SITE ASSESSMENT COMPLETED IN
FEBRUARY 8, 1991

Mr. Wilson noted that the site investigation conducted at Hamilton Avenue Piers, located approximately a quarter of a mile from the subject property, provided no conclusive findings and additional investigations are being conducted. Potential environmental impact from this site could not be determined from the available information.

It must be noted that our staff was unable to determine if the either the U-Haul Truck rental facility located to the south, or the Mendon Truck Leasing and Rental Company located to the east of the property conducts activities which may have an environmental impact on the subject property. A Freedom of Information (FOI) request was submitted to the New York City Department of Environmental Protection (NYCDEP) requesting any records or information regarding responses by the Department to any incidents or knowledge of information concerning hazardous materials activity at the aforementioned sites as well as the subject property. According to information provided by the NYCDEP Division Hazardous Waste Materials Programs, the Department has responded to three incidents in the vicinity of the subject property regarding an abandoned truck, tanker and drums on 3rd Street and 3rd Avenue. The Department has taken action on all three incidents. As far as we can determine the three incidents noted have no environmental impact on the subject property. The information provided did not note any spills or releases of hazardous substances from the subject property or the neighboring properties. Please refer to Appendix C, Exhibit 4.

In a phone conversation with Ms. Helen Mahoney, Assistant Chemical Engineer with the NYCDEP Bureau of Waste Water Treatment, Industrial Waste Control Section, it was noted that according to NYCDEP records the facility operating on-site was Barret Plating, Inc. In addition, NYCDEP conducted laboratory analysis of the facility's waste water discharges into the city sewer system. Laboratory analysis conducted in 1971 found a high pH level of 10.01 as well as high levels of cyanide (200 mg/L) and copper (82 mg/L). Laboratory analysis conducted in 1972 found high levels of cyanide (220.5 mg/L) and zinc (36 mg/L) in the wastewater discharges. Neither of the analysis found any detectable levels of cadmium or chromium in the wastewater discharges.

AquaTerra has requested copies of the laboratory analysis reports as well as any other information the NYCDEP Bureau of Waste Water Treatment may have for Barret Plating or the subject property. Please refer to Appendix C, Exhibit 4.

4. AREAS OF ENVIRONMENTAL CONCERN:

A. ASBESTOS:

No suspect asbestos containing materials were found on the lot. The subject property has no existing structures. Our staff found no construction debris which may contain asbestos containing debris.

B. CHEMICAL STORAGE TANKS AND DRUMS:

Inspection of the lot found no visual evidence of any storage tanks or drums on the subject site.

C. CHEMICAL STORAGE AREAS:

There was no visible evidence of any environmentally significant chemicals stored on-site.

D. POLYCHLORINATED BIPHENYLS ("PCBS"):

There were no large pole mounted transformers, foundation set transformers, or fluorescent lights found on-site which might contain PCB contaminated oil.

E. EVIDENCE OF CHEMICAL SPILLS:

No visible environmentally significant spills were found on the subject site at the time of our inspection.

F. CHEMICAL USAGE ON SITE:

There was no visible evidence of environmentally significant chemical usage on-site at the time of our inspection

H. WASTEWATER DISCHARGES:

There was no evidence of treatment of wastewater on site.

I SOLID WASTE DISPOSAL:

There was no observed evidence of treatment of solid waste on-site. No wastes, solid or otherwise, are currently generated at the site.

J. RADON:

The U. S. Environmental Protection Agency and the Center for Disease Control have used a continuous exposure of 4.0 picocuries per liter of air (pCi/L) as the level at which remedial action for radon exposure is suggested. The risk of radon gas levels exceeding 4.0 picocuries per liter of air in this area are small. A state wide radon study conducted by New York State Department Health determined that the average radon concentration for New York City is 1.4 pCi/L. This is well below the recommended action level.

K LEAD IN PAINT:

There were no structures on the site which might contain areas painted with lead based paint.

5. RECOMMENDATIONS:

Our site inspection found no visible evidence of adverse environmental conditions on the subject property. However, a review of building records, and interviews with regulatory agencies and property owner(s) concluded that the subject property, at present a parking lot, was the site of metal plating and auto-body repair facility from 1968 to 1974. A building plan for the facility noted the building occupied only 15% of the lot, and remaining 85% of the lot was unpaved.

It must be noted that the potential for background contamination exists given the current and prior operational activities conducted in the vicinity of the subject property. However given the prior activities conducted on-site, the potential for contamination above background levels may exist and cannot be ruled out with conducting analysis of the soil on the lot.

In its day-to-day operation a metal plating facility uses hazardous chemicals and materials, and generates wastes that are considered hazardous by the United States Environmental Protection Agency (USEPA). Given the operational history of the site from 1968 to 1974 and the large unpaved area on the property, the potential for spillage and release of chemicals and waste on the property exists. It is therefore recommended that soil sampling be conducted on the subject property to determine if contaminants, such as volatile organic compounds (VOC) and metals are present in the soil. It is recommended that a sampling plan be designed to screen the soils on the portion of the property which was not occupied by the building. A sampling grid of the lot at specific intervals would be appropriate with sub-surface sampling of soil, at a depth between 2 and 5 feet. It is estimated that twelve locations be sampled and tested for metals and VOC. The approximate costs associated with the recommended sampling is \$9,800.00.

APPENDIX A: PHOTOGRAPHS



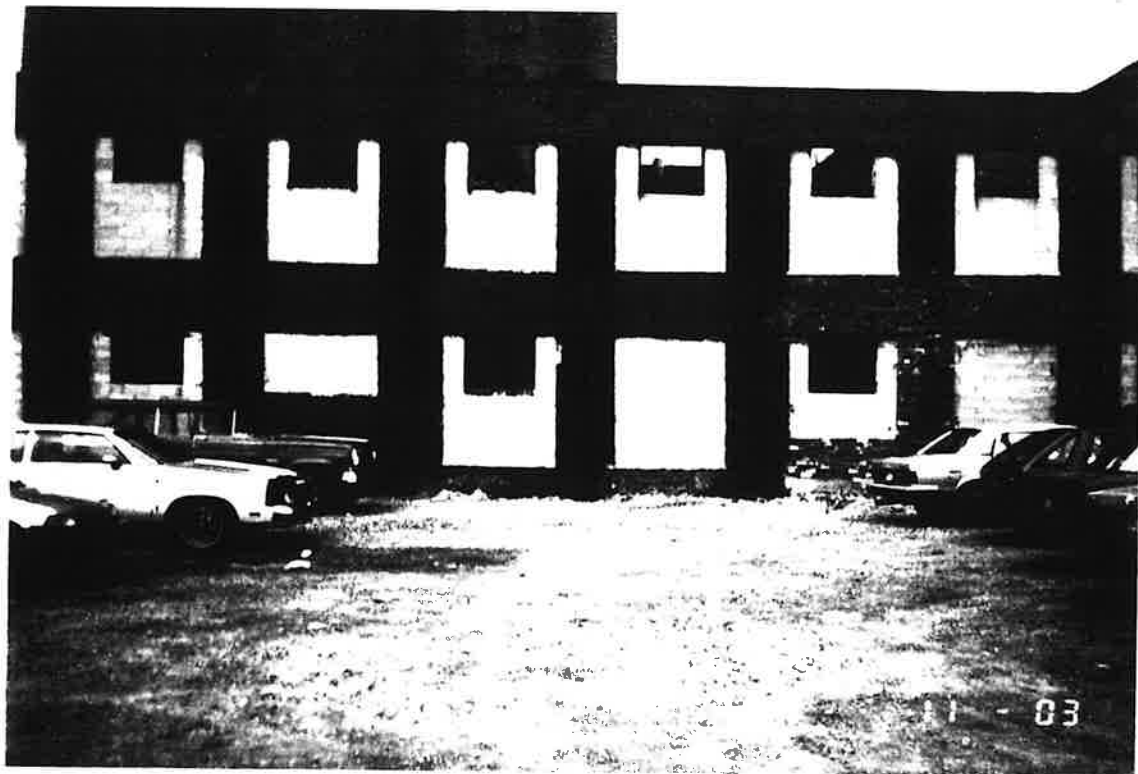
PICTURE # 1: View of the subject property from across the street.



PICTURE # 2: View of the subject property.



PICTURE # 3: View of Mendon Truck Rental and Leasing located adjacent and to the west of the site.



PICTURE # 4: View of building abutting the property to the east.

APPENDIX A: PHOTOGRAPHS



PICTURE # 5: View of Con Edison facility located across the street from subject property. Picture taken from 2nd Street.

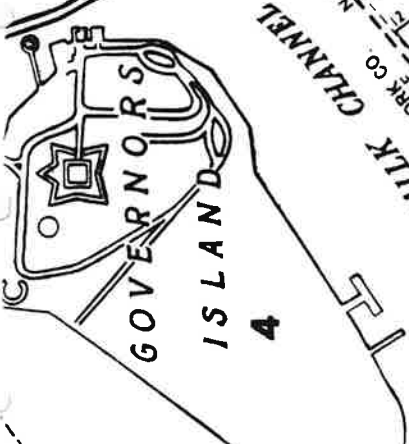
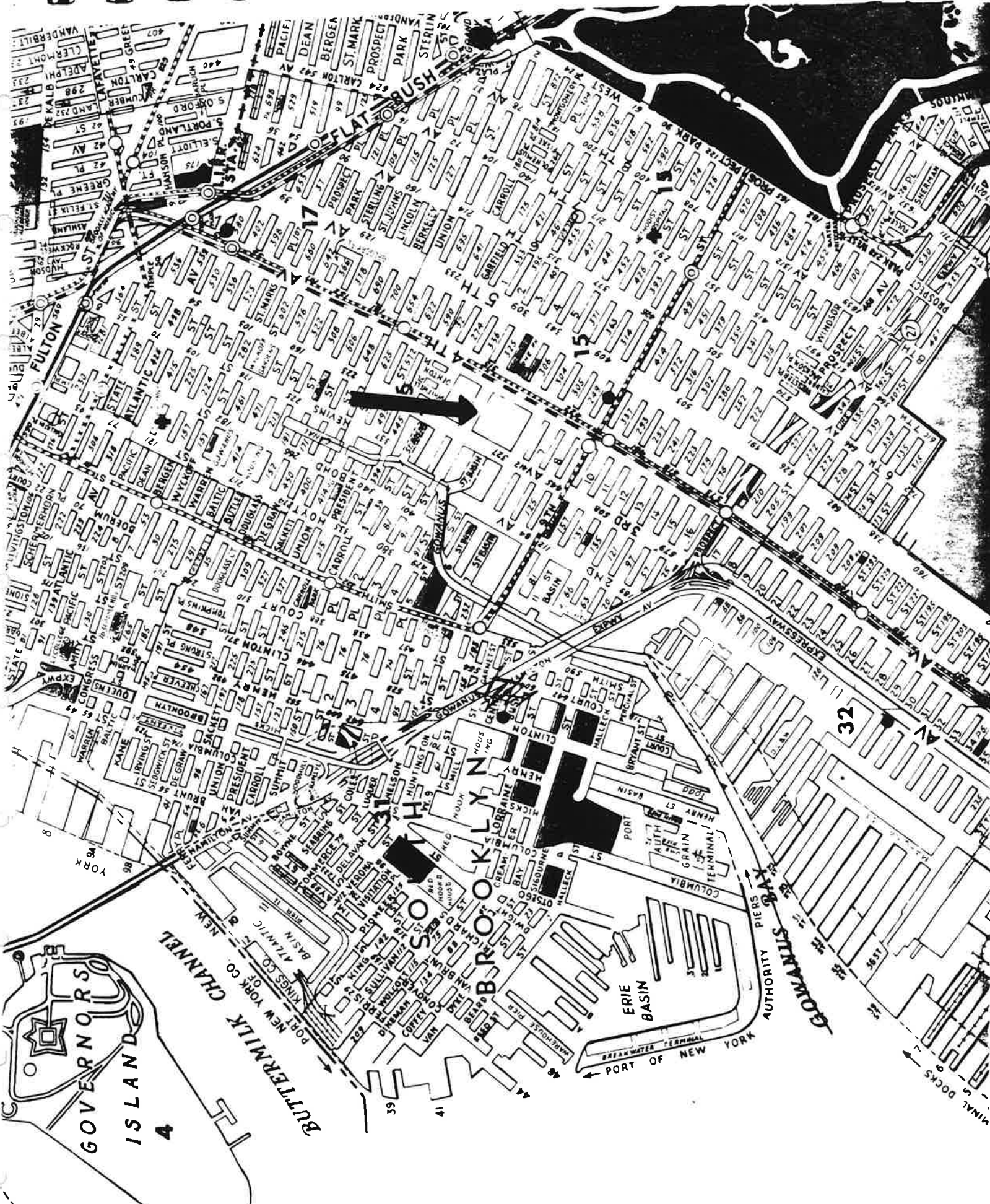


PICTURE # 6: View of U-Haul Truck Rental located south of the subject property.

APPENDIX A: PHOTOGRAPHS

APPENDIX B:

SITE MAP



BUTTERMILK CHANNEL
NEW YORK CO. NEW

ERIE BASIN
PORT OF NEW YORK

GOVERNMENT PIER
AUTHORITY

BROOKLYN

39
41

32

MINAL DOCKS

APPENDIX C:
PUBLIC INFORMATION
EXHIBIT 1
BUILDING RECORDS

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH

DATE

MAY - 6 1974

NO.

210614

This certificate supersedes C.O. No. 116243

ZONING DISTRICT M-2

 THIS CERTIFIES that the ~~new~~ altered ~~existing~~ building premises located at

252/258 34 Street

Block 980

Lot 19

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	ground	-	-	-	-	-	Boiler Room
First	ground & 120'	20	-	-	17 16	-	Factory (metal plating) Motor vehicle repair shop (including body and fender work, paint spraying, & r- acetylene welding)
Total: As Stated Above							
Certificate of Approval #15762 issued January 23, 1974							
(Old Code)							
Performance Standards applicable in an M District to be fully complied with.							

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

**NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS
A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED**

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Philip E. [Signature]
BOROUGH SUPERINTENDENT

COMMISSIONER

DEPARTMENT OF BUDGETS

RICHMOND

ALTERED BUILDING APPLICATION

ALT 2030-68

[illegible]

(c) OTHERS:

00

TO BE MAINTAINED AS A PARK OR OTHER OPEN SPACE
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85' LOT



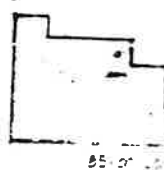
NORTH

5-75K # 200
 LOT # 19

ZONE M-2 (map # 16c)

CASE

EXISTING ONE STORY
 BUILDING LINE



200' 0"

CURB

3RD STREET

CELLAR

SE BUILD

PLOT PLAN

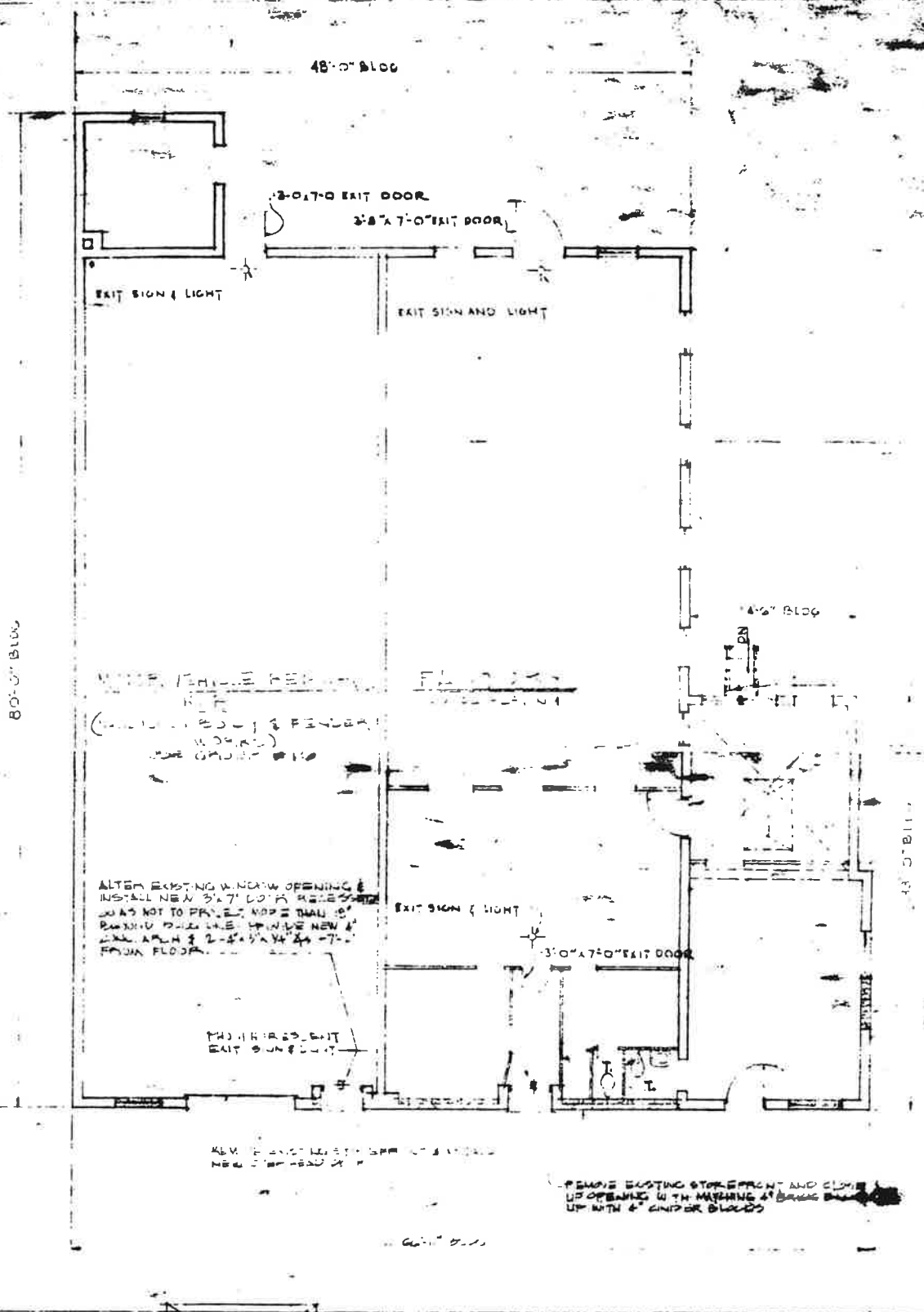
SCALE 1"=50'

BUILDING LINE

ALTERATION APPLICATION # 2030/68

	PROPOSED ALTERATION	
	LOCATION: 287 E. 3RD ST. BROOKLYN	
	FOR: RICHARD M. LASKY	
	LARRY MELTZER	
	RE: MONTAGUE ST. BRICKS, N.Y.C. MAP	

REVISED NOVEMBER 1973



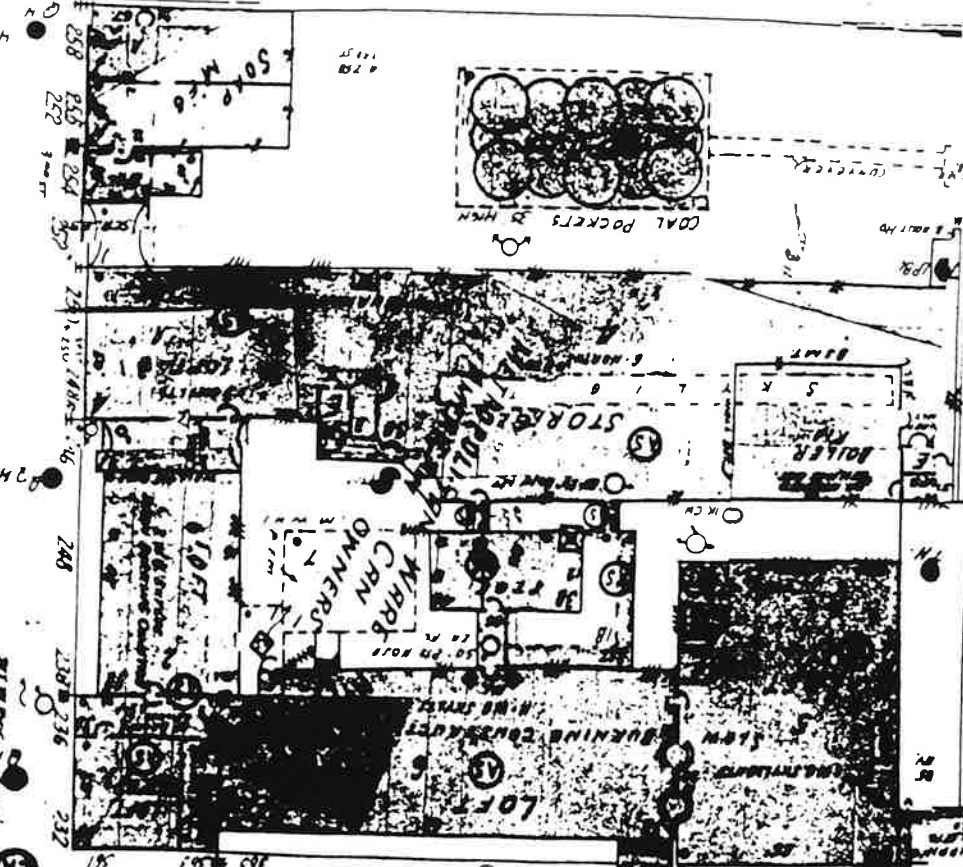
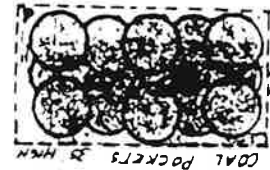
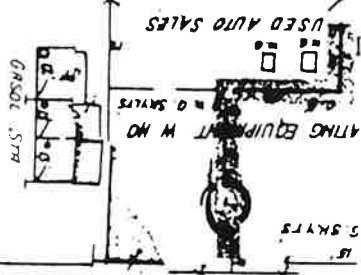
EXISTING PLUMBING CUT
DEC 1975 ISSUED 7-12-78

1ST

FLOOR PLAN

SCALE 1/8" = 1'-0"

APPENDIX C:
PUBLIC INFORMATION
EXHIBIT 2
SANBORN FIRE INSURANCE MAP
1951

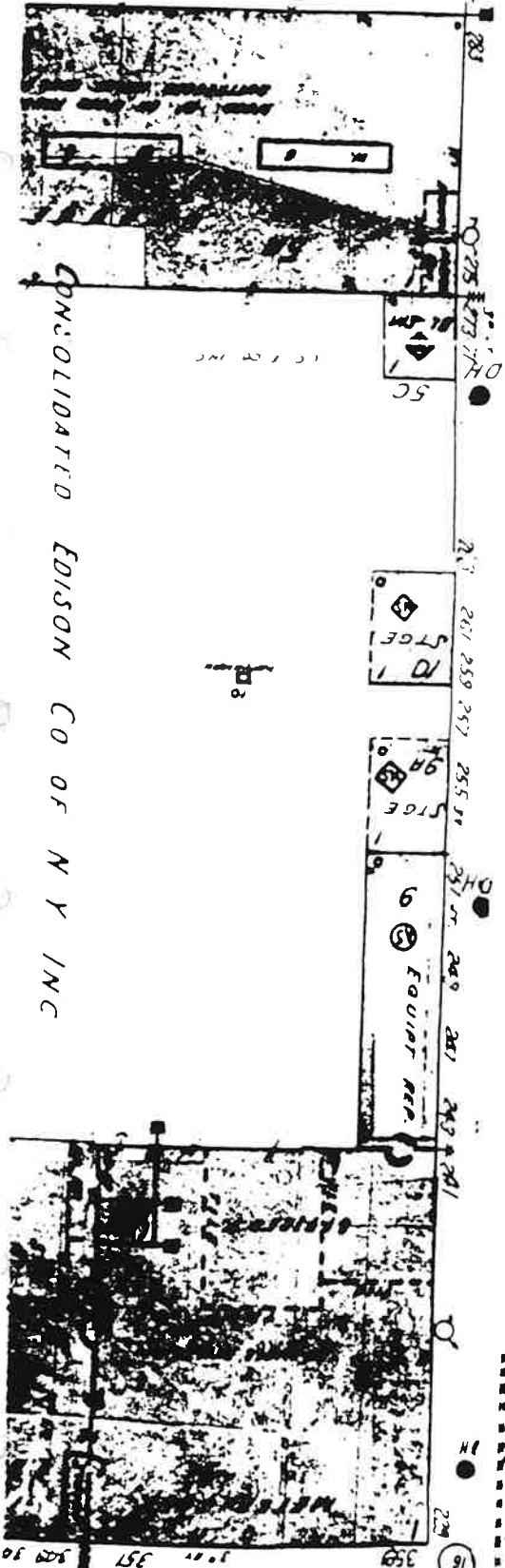


AV.

3RD

ST.

CONSOLIDATED EDISON CO OF N Y INC



APPENDIX C:

PUBLIC INFORMATION

EXHIBIT 3

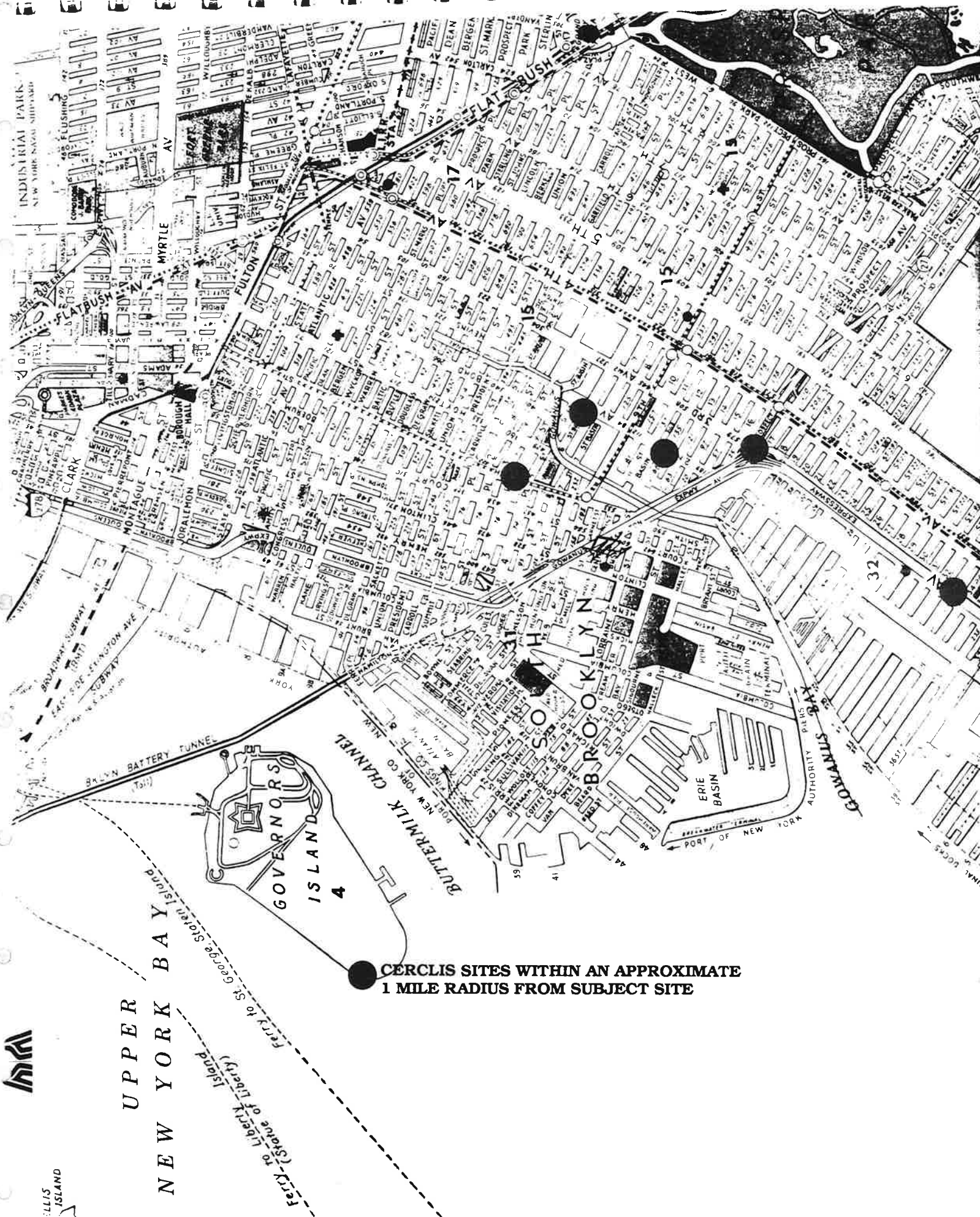
**CERCLIS SITES WITHIN AN APPROXIMATE 1 MILE
RADIUS
&
NYSDEC INACTIVE HAZARDOUS WASTE DISPOSAL
REPORT**

APPENDIX C: PUBLIC INFORMATION
EXHIBIT 3: CERCLIS SITES WITHIN AN APPROXIMATE 1 MILE RADIUS
NYSDEC INACTIVE HAZARDOUS WASTE DISPOSAL REPORT



ELLIS ISLAND

UPPER NEW YORK BAY



CERCLIS SITES WITHIN AN APPROXIMATE 1 MILE RADIUS FROM SUBJECT SITE

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

CLASSIFICATION CODE: 2a

REGION: 2

SITE CODE: 224012
EPA ID:

NAME OF SITE : Carroll Gardens

STREET ADDRESS: Corner of 5th St. and Smith St.

TOWN/CITY:

Brooklyn

COUNTY:

Kings

ZIP:

SITE TYPE: Open Dump-X Structure- Lagoon- Landfill- Treatment Pond-
ESTIMATED SIZE: 6 + - Acres

SITE OWNER/OPERATOR INFORMATION:

CURRENT OWNER NAME....: City of NY, Division of Real Prop.

CURRENT OWNER ADDRESS.: 2 Lafayette St., New York, NY

OWNER(S) DURING USE....: Unknown

OPERATOR DURING USE....:

OPERATOR ADDRESS.....:

PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From Unknown To

SITE DESCRIPTION:

This site was formerly owned by the Brooklyn Union Gas Company, which operated a coal gasification plant. It is believed that products from previous operations may have been disposed of at this site. The site is currently vacant and located in a mixed industrial/residential area. Single family homes and a concrete product manufacturing plant are adjacent to the site. At one time, residential housing was proposed for construction at this location. The lot is littered with debris piles, cinder blocks, old lumber, and at least fourteen 55-gallon drums embedded in concrete.

A determination of the contents of these drums could not be made. The field work for a Phase II State Superfund investigation was completed in 1989. A draft report is under review.

HAZARDOUS WASTE DISPOSED: Confirmed-
TYPE

Suspected-X
QUANTITY (units)

Methylene Chloride
Tetrachloroethylene
Toluene

Unknown

ANALYTICAL DATA AVAILABLE:

Air- Surface Water-X Groundwater-X Soil-X Sediment-

CONTRAVENTION OF STANDARDS:

Groundwater-X Drinking Water- Surface Water-X Air-

LEGAL ACTION:

TYPE...:	State-	Federal-
STATUS:	Negotiation in Progress-	Order Signed-

REMEDIAL ACTION:

Proposed-	Under design-	In Progress-	Completed-
NATURE OF ACTION:			

GEOTECHNICAL INFORMATION:

SOIL TYPE: Till, Sand, and Clay.

GROUNDWATER DEPTH: 11-19 feet.

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Environmental problems not established.

ASSESSMENT OF HEALTH PROBLEMS:

Vacant portions of the site are not fenced. The site is located in a densely populated residential and commercial area. There is evidence of continued trespass and illegal dumping. The site contains 55 gallon drums and other debris. The soil and groundwater are impacted with volatile and semi-volatile organic compounds in the parts per million range. The Gowanus Canal is impacted with these compounds up to 420 ug/l at points upstream and downstream of the site. The contribution of the site to surface water contamination is not clear. The groundwater in the area is not used for drinking water purposes and the whole area is served by the New York City water system. The groundwater may discharge to the canal and into Upper New York Bay. Occasional trespassers could be exposed to contaminated soil and to drum contents, if any. DEC has directed a consultant to investigate the drums further and report the results in the final Phase II Report to determine what future action is required.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
DIVISION OF HAZARDOUS WASTE REMEDIATION
INACTIVE HAZARDOUS WASTE DISPOSAL REPORT

CLASSIFICATION CODE: 2a

REGION: 2

SITE CODE: 224007

EPA ID: NYD980768733

NAME OF SITE : Hamilton Avenue Piers/19th & 18th St.

STREET ADDRESS: Rear of 566 Hamilton Ave.

TOWN/CITY:

Brooklyn

COUNTY:

Kings

ZIP:

11232

SITE TYPE: Open Dump- Structure- Lagoon- Landfill-X Treatment Pond-
ESTIMATED SIZE: Acres

SITE OWNER/OPERATOR INFORMATION:

CURRENT OWNER NAME....: Public Development Corporation

CURRENT OWNER ADDRESS.: 161 Williams Street, New York, NY

OWNER(S) DURING USE....: Unknown

OPERATOR DURING USE....:

OPERATOR ADDRESS.....:

PERIOD ASSOCIATED WITH HAZARDOUS WASTE: From 1974 To 1979

SITE DESCRIPTION:

Information received in a letter dated November 24, 1982 from the Brooklyn District Attorney's Office indicates hazardous wastes were disposed of at the foot of 17th and 18th streets, off Hamilton Ave. in Brooklyn. The piers at the end of these streets, behind Jetro Foods were filled in from 1974 to 1979. It is alleged that, over a period of time, hazardous wastes were regularly spread on the landfill during the night.

Field work for the Phase II State Superfund investigation was completed in 1989. Additional investigation is planned.

HAZARDOUS WASTE DISPOSED: Confirmed-
TYPE

Suspected-X
QUANTITY (units)

Waste fuel oils, industrial oil
lubricating oil, wastewater, metals, xylene,
lacquers, benzene, toluene, cyanide, ethyl
benzene, diethyl phthalate, alkyd phenols.
pcbs, dibenzofurane, polynuclear aromatic
hydrocarbons, naphthalene, vinyl chloride,
chlorobenzene.

Unknown

ANALYTICAL DATA AVAILABLE:

Air- Surface Water- Groundwater-X Soil-X Sediment-

CONTRAVENTION OF STANDARDS:

Groundwater- Drinking Water- Surface Water- Air-

LEGAL ACTION:

TYPE...: None State- Federal-
STATUS: Negotiation in Progress- Order Signed-

REMEDIAL ACTION:

Proposed- Under design- In Progress- Completed-
NATURE OF ACTION:

GEOTECHNICAL INFORMATION:

SOIL TYPE: Till and Sand.
GROUNDWATER DEPTH: 12-15 feet.

ASSESSMENT OF ENVIRONMENTAL PROBLEMS:

Potential to contaminate Gowanus Canal

ASSESSMENT OF HEALTH PROBLEMS:

APPENDIX C:
PUBLIC INFORMATION
EXHIBIT 4
FREEDOM OF INFORMATION REQUEST

AQUATERRA

Environmental Services Corp.

79 Fifth Ave., 12th Floor, New York, NY 10003 Tel. (212) 675-8200 Fax (212) 242-0368

March 25, 1991

Ms. Maria Dooley
Freedom of Information Officer
NYC Department of Environmental Protection
1 Center Street, Rm. 2358
New York, New York 10007

**RE: FREEDOM OF INFORMATION REQUEST
RECORDS OR REPORTED SPILLS OF HAZARDOUS MATERIALS
FOR:**

- 1. THE BLOCK BOUNDED BY 3RD STREET, 6TH STREET,
3RD AVENUE AND 4TH AVENUE IN BROOKLYN, NEW YORK**
- 2. 252 3RD STREET
BROOKLYN, NEW YORK**

Dear Ms. Dooley:

Our office is interesting in obtaining any information the New York City Department of Environmental Protection may have regarding responses to any incidents, or knowledge of information concerning hazardous materials activity at the above captioned location.

Please be kind enough to notify me in writing if the aforementioned information is available. Any assistance in this matter is greatly appreciated. If you have any questions or need further information please do not hesitate to contact me.

Thank you.

Sincerely,



Santha Wanigasinghe
Environmental Associate
AquaTerra Environmental Services Corp.



City of New York
Department of
Environmental Protection

Bureau of Environmental Management
1212 Municipal Building, New York 10007

ALPHEE APPLICATION

ALPHEE
1212 Municipal Building
New York 10007

April 12, 1991

Aqua Terra
Environmental Services Corp.
Attn: Santha Wanigasinghe
79 Fifth Avenue 12th Floor
New York, New York 10003

Re: 3rd st, 6th st bounded by 3rd & 4th Ave
Brooklyn, NY

252 3rd St
Brooklyn, NY

Dear Mr. Wanigasinghe:

In response to your letters of March 7 & 25, 1991, the Division of Hazardous Materials Programs has responded to several incidents with regard to the first area referenced above. Enclosed are copies of our reports.

With regard to the other locations, we have no knowledge of information concerning hazardous materials activity at these sites.

If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,

Lisa Andersen
Division of Hazardous
Materials Programs

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NYC DEP BEM DHMP
1 CENTRE STREET - ROOM 2444
NEW YORK, NEW YORK 10007
(212)669-8930 ATT: L.ANDERSEN

SRR

TEXT

860728/7/0310 SIT: DOS IG ASKED DEP TO INVESTIGATE AN
ABANDONED TAKER AT 3RD AVE. & 3RD ST.
OBSER: TANKER WAS NEWLY PAINTED GREEN AND BLUE.
IT HAD FLAMMABLE PLACARDS. IT CONTAINED 5
COMPARTMENTS. ALL FIVE COMPARTMENTS WERE
TOTALLY M-T.
ACTION TAKEN: INFORMED DOS I.G.

3rd St + 3rd Ave
Bklyn. NY

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NYC DEP BEM DHMP
1 CENTRE STREET - ROOM 2444
NEW YORK, NEW YORK 10007
(212)669-8930 ATT: L.ANDERSEN

SRR

TEXT

890921/7/0776 SIT: ORIGINALLY CALLED AS 2 x 30 GALLON DRUMS
(OF 10) FILLED WITH MATERIAL LEFT IN AN
ABANDONED TRUCK.
OBSER: THE TRUCK CONTAINED OVER 25 -55 GALLON
DRUMS MOSTLY M/T. THE 2 FULL DRUMS WERE NOT
LOCATED HOWEVER ENGINE/AXLE GREASE WAS
PREVALENT IN THE TRUCK. ALSO A FULL 5-GALLON
CAN OF MINERAL OIL WAS FOUND.
ACTION: CHLOR-N-OIL 50 TESTS WERE PERFORMED ON
THE MINERAL OIL AND AXLE GREASE. READINGS WERE
NEGATIVE. CGI READINGS IN THE TRUCK WERE
NEGATIVE AS WELL. REFERRED BACK TO DOS.

*300 St, 300 Ave & The Gowanus
Bklyn, N.Y.*

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NYC DEP BEM DHMP
1 CENTRE STREET - ROOM 2444
NEW YORK, NEW YORK 10007
(212)669-8930 ATT: L.ANDERSEN

SRR

TEXT

860509/7/0183 SITUATION: THE FD REQUESTING A CHEMIST AT THE
ABOVE LOCATION.

OBSERVATION: T. NABAVI DISCOVERED 1/55 GALLON
DRUM LABELED "TRICHLOROETHYLENE", NO OTHER
MARKING WAS PRESENT. THE DRUM CONTAINED
APPROXIMATELY 10 GALLONS OF LIQUID MATERIAL.

ACTION TAKEN: A SAMPLE WAS TAKEN AND SHOWED TO
BE A DETERGENT. pH = 7, NON-FLAMMABLE, NO ODOR
WAS PRESENT AND IT WAS IN ONE PHASE (LIQUID,
WITH SOAP SUDS ON TOP). THE MATERIAL WAS
NON-HAZARDOUS DUE TO THE ABOVE, AND DISPOSED
VIA STORM-SEWER. FD AND PD AND DEP APPROVED
THE DISPOSAL METHOD.

102 3rd St
Bklyn, NY

AQUATERRA

Environmental Services Corp.

79 Fifth Ave., 12th Floor, New York, NY 10003 Tel. (212) 675-8200 Fax (212) 242-0368

April 12, 1991

Mr. LaGraotta
NYC Department of Environmental Protection
Bureau of Wastewater Treatment
Industrial Waste Control Section
Wards Island, New York 10035

RE: FREEDOM OF INFORMATION REQUEST
BARRET PLATING
254 3RD STREET
NEW YORK, NEW YORK
AT91-PA-031

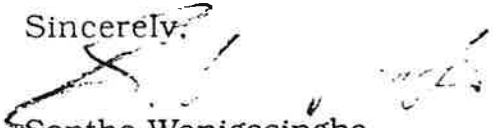
Dear Mr. LaGraotta:

As part of a Phase I Environmental Investigation for the current property owner, our office is compiling information for the property located at 252-258 3rd Street, Brooklyn, New York. We are interested in obtaining any information the New York City Department of Environmental Protection, Bureau of Wastewater Treatment may have regarding the property, including but not limited to discharges, violations, laboratory analysis for waste water discharges.

I spoke to Ms. Helen Mahoney from your office who was of great assistance to me in this matter. Any assistance that you can provide is greatly appreciated. If you have any questions or need further information please do not hesitate to contact me.

Thank you.

Sincerely,


Santha Wanigasinghe
Environmental Associate
AquaTerra Environmental Services Corp.

cc: AT91-PA-031/FOI

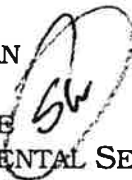
APPENDIX C:
PUBLIC INFORMATION
EXHIBIT 5:
QUESTIONNAIRE

AQUATERRA

Environmental Services Corp.

79 Fifth Ave., 12th Floor, New York, NY 10003 Tel. (212) 675-8200 Fax (212) 242-0368

TO: MR. ALFRED J. SIDEMAN

FROM: SANTHA WANIGASINGHE 
AQUATERRA ENVIRONMENTAL SERVICES CORP

RE: PHASE I AUDIT 252 3RD STREET, BROOKLYN, NEW YORK

DATE: APRIL 12, 1991

As per our telephone conversation, the purpose of this memo is to obtain additional background information to complete the above referenced Phase I Audit. Please be kind enough to answer the following questions for us:

1. Does the lot inspected and currently used as a Con Edison parking facility include 258, 256, 254 as well as 252 3rd Street?
2. Did the metal plating and auto body repair facility(building/structures) occupy the entire lot?
If no, were there any unpaved areas on the lot?
If there were any unpaved areas on the lot please indicate area, if possible?
3. What type of metal plating was conducted on-site (i.e. Chrome plate, Cadmium plating)?
4. Amount of work (plating) done in year/month?
5. Amount of waste generated from the metal plating process?
6. Method of disposal for waste generated from metal plating as well as auto repair?

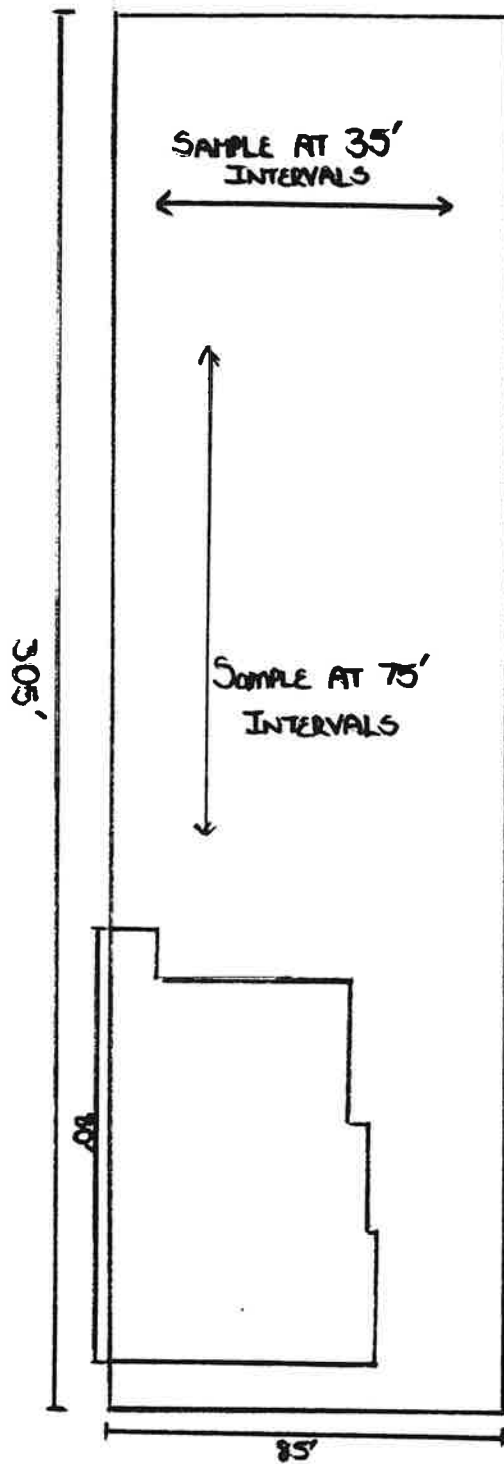
7. When the building was demolished in 1974 was the entire structure including the cellar demolished?
8. Was the construction debris disposed of off-site?
9. Was the lot filled with new soil brought to the site?
10. If available, the ownership entity or individual the property was purchased from? Trail of Ownership.

Mr. Sideman if you should have any questions regarding this memo, please do not hesitate to contact me.

APPENDIX D:
SAMPLING PLAN



NORTH



3RD STREET