NEW YORK STATE
DEPARTMENT OF

ENVIRONMENTAL
CONSERVATION

FACT SHEET

What Happens Next: Written and oral comments on the Remedial Action Work Plan (RAWP) will be accepted until July 25, 2003. The RAWP can be viewed at the Region 2 office and other document repositories, listed below. Written and oral comments expressing objection or opposition to the project must explain the basis of that opposition and identify the specific grounds which could lead the department to impose significant changes to the Work Plan. No formal response will be made to comments received, but, as a result of comments, the Department may re-evaluate and require the volunteer to make revisions to the Work Plan.

Remedial Action Work Plan
Public Comment Period

Brooklyn Navy Yard
Former Building 296 (Operable Unit 1)
Site No: V-00120
Brooklyn Navy Yard
Brooklyn, New York
NYSDEC Region 2

Remedial Action Work Plan Proposed for the Film Studio Site

Public Comment Period Announcement

The New York State Department of Environmental Conservation (NYSDEC) working cooperatively with the New York State Department of Health (NYSDOH) is ready to approve the Remedial Action Work Plan (RAWP) to address low-level soil contamination at the site (hereafter referred to as the Brooklyn Navy Yard Proposed Film Studio Site or the Site) located at former Building No.296 (Operable Unit 1), located in the Brooklyn Navy Yard, Brooklyn, New York *(see map of Site, last page of this fact sheet)*. The RAWP was prepared under the Voluntary Cleanup Agreement executed between NYSDEC and the Brooklyn Navy Yard Development Corporation and the City of New York in order to cleanup the aforementioned Site.

The Proposed Action: The remedy will consist of the following: construction of a concrete building foundation that will serve as an impermeable barrier to contaminates of concern and to contain Site soils. This containment remedy will eliminate all potential exposures to human health at the Site. The proposed remedy also calls for adherence to the Institutional Controls already in-place at the site. The proposed remedy is described thoroughly in the Site's proposed RAWP, which was developed following investigations of the Site.

Your Opportunity to Comment on the Proposed Remedy: *Your comments and input about the proposed remedy are important and encouraged.* Your oral and written comments about the RAWP are welcome via telephone or in writing during the **public comment period,** which runs until **July 25, 2003.** Written comments should be sent to the NYSDEC by the end of the comment period and addressed to:

Mr. Jonathan Greco
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
(518) 402-9774

Public Comment Period: June 25, 2003 to July 25, 2003

Site Background

Former Building No. 296 (Operable Unit 1), Brooklyn Navy Yard, hereafter referred to as the "Site," is the proposed location of the first of two proposed film studios. The Site is approximately 4.7-acres in size and is located within an Industrial Park at the Brooklyn Navy Yard (BNY), Brooklyn, NY. The Site is zoned for industrial and commercial use. The Site is bordered by Building No. 664 (warehouse and distribution center) to the east, Building No.7 (electrical switch and transformer building) to the south, former Building No. 294 (now demolished) to the west open areas, and to the north along Washington Ave. The former building was demolished in preparation for future construction, and is secured by its own fence within the BNY. The Site is covered under the existing institutional control for the BNY.

History and Previous Site Investigations

The portion of the BNY in which the Site is located was the former site of Wallabout Market. Wallabout Market was a provision center for New York City, importing fruit, meat and retail products for wholesale. During its operation as the market the Site contained market buildings, piers, and roads to support the farm and retail commerce.

In 1942 the Department of Navy constructed a Sub-Assembly Shop, which was designated Building No. 296. Building No. 296 was used to fabricate and partially assemble ship hulls prior to final ship assembly in the adjacent Dry Docks. Specifically operations at Building No. 296 included bending, cleaning and etching of plate steel. Building No. 296 contained one underground concrete vault (Pickling Tank) for the storage of muriatic acid.

Prior to closure of the BNY in 1966, all equipment and supplies were removed by the US Dept. of Navy. Building No. 296 was demolished to prepare for construction of the proposed film studios.

The Site environmental investigations concluded in 2002-2003 that low-level contamination was present in subsurface soils. However, no significant impacts to air quality or ground water resources were identified. No hazardous waste was identified during the investigation.

Site Contamination

Soil: A fill layer exists 0-15 feet below grade. The fill layer was found to have low-level concentrations of metals and Polyaromatic Hydrocarbons (PAH's) identified at concentrations marginally above a limited number of specific state Recommended Soil Cleanup Objectives (RSCO). These soil contaminants are attributed to anthropogenic (i.e., man-made) sources, namely Urban Fill (i.e. coal residue, cinder ash, and brick fragments), which is considered representative of background levels at the BNY.

Groundwater and Soil Gas: The groundwater table elevation is about 10-15 feet below grade. Groundwater was found to contain certain chemicals (e.g., semi-volatile organic compounds) above the drinking water standard, however, the Site investigations determined that on-Site groundwater and soil gas did not present a health hazard to potential receptors when the site is used in accordance with the anticipated future use. Due to tidal influence and the Site's proximity to Upper New York Bay, ground water beneath the Site is partially saline (i.e., contains salt), making this an unlikely resource to be used for drinking water. No discrete ground water contaminant sources were reported within the study area, and none were found during the investigation. In addition, no volatile organic compounds were detected in soil gas, meaning that indoor air will not be affected by contamination in the groundwater or soils.

Health Exposure Assessment:

Direct contact exposure to soils is determined to be unlikely due to the engineered barrier (i.e. building foundation and pavement cover of the Site). Ground water beneath the Site is not used as a source of drinking

water; therefore, potential exposure to ground water conditions is not expected.

Remedial Action Objectives

Remedial Action Objectives (RAO's) are established to ensure that the proposed remedial action is protective of human health and the environment. The RAO's provide a basis by which to select and evaluate remedial alternatives. The RAO's proposed for the Site are:

1. Ensure that on-Site contaminant levels in soil, soil gas, and groundwater are protective for the proposed commercial use as a film studio.

2. Eliminate exposure to subsurface soils by the construction of an engineered barrier covering the Site (i.e. building foundation and pavement).

3. Ensure that New York State Class GA Groundwater Quality Standards are achieved and will not migrate down gradient to the adjacent surface waters.

Summary of Proposed Remedial Action

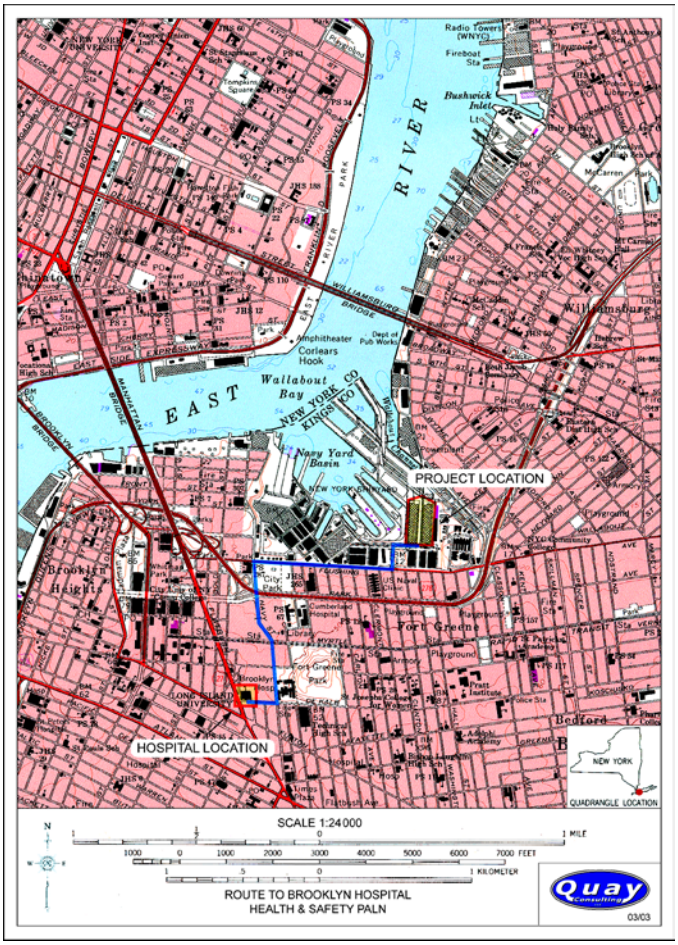
The Remedial Action requirements include:

1. Construction of a reinforced building foundation will provide an engineered barrier eliminating exposure to subsurface soils. The selection of this remedial alternative is based on its permanence and long-term effectiveness in the control of environmental exposures at the Site. The foundation will be constructed of concrete, measured to a depth of 8-10 inches, with a rated strength of over 5,000 pounds per square inch, and steel rebar reinforced.

2. Maintain the institutional control for the Site. The "Deed Restriction" provides the following controls:

- The Site will be used for industrial and commercial purposes only.
- Ground water from beneath the site will not be used for potable water.
- Soil excavation activities will not be conducted without notification and approval by DEC and DOH.
- Annual certification to the DEC and DOH that the institutional controls and engineering controls at the site are still in place, have not been altered, and are still effective.

3. The construction of the permanent remedy will be documented in the Remedial Action Report (RAR) and reported to DEC.



For More Information Contact:

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Document Repositories:

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