NEW YORK STATE
DEPARTMENT OF

ENVIRONMENTAL
CONSERVATION

S&S X-RAY PRODUCTS

BOROUGH OF BROOKLYN

VOLUNTARY CLEANUP PROJECT

Documents relating to this investigation may be found in the following document repositories:

Document Repositories:

NYS DEC Region 2 Office
Regional Headquarters
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-4995
M - F 8:30am - 4:45pm

Brooklyn Public Library
Spring Creek Branch
12143 Flatlands Avenue
Brooklyn, New York 11207
(718) 257-6571
M 1:00 - 8:00 pm,
T, W & F 11:00am - 6:00pm,
Th 1:00 - 6:00 pm,
Sat 10:00 am - 5:00 pm

FACT SHEET

S&S X-Ray Products, Site No. V00582-2
1101 Linwood Street
Brooklyn, New York

June 2003

IRM and Site Investigation Planned for the S&S X-Ray Products Site

Work Plan Availability Announced

Dear Interested Citizen,

This fact sheet is to inform you about the Interim Remedial Measures (IRM) and supplemental investigation planned for the S&S X-Ray Products site located at 1101 Linwood Street, Brooklyn, New York.

The IRM will remove the majority of petroleum-based solvent that is floating on the groundwater beneath the site. A supplemental investigation will also be conducted to fully determine the nature and extent of any remaining contamination in the soil and groundwater at the site after the floating product is removed.

The site owner is voluntarily performing this IRM under the supervision of the New York State Department of Environmental Conservation (NYSDEC). In April 2002, the site owner applied to the NYSDEC to investigate and remediate the site under the State's Voluntary Cleanup Program (VCP). A voluntary cleanup agreement (VCA) has been signed by both the owner and the NYSDEC, and an IRM work plan has been approved by the NYSDEC.

The IRM and investigation field work, which is scheduled to begin this summer, should not affect the operation of other businesses in the vicinity. A more detailed summary of the planned investigation appears below.

The May 2003 work plan for this investigation and IRM, titled "Interim Remedial Measures Work Plan," is available for public review in the document repositories listed on this page. If you have any questions about the project, please contact the staff identified at the end of this fact sheet.

SITE LOCATION

The property is located in an industrial area, and is bounded by Cozine Avenue to the north, Flatlands Avenue to the South, Linwood Street to the West and Essex Street to the east, as shown on the attached map. The site includes a one-story industrial facility that is currently vacant and a paved parking lot. The site is located at 1101 Linwood Street in the Borough of Brooklyn, Kings County, New York. The property was recently sold to BLOCK 4428 ESSEX LLC on May 2, 2003, and it is unknown when the

building will be re-occupied. The current and future use for the property is restricted industrial.

SITE BACKGROUND

The property was formerly owned by Art-Lloyd Metal Products and was used to manufacture various metal products. Part of their manufacturing process included the spray-painting of metal parts in spray booths. Liquid solvents were most likely used in the painting and preparatory process. In 1986, S & S X-Ray purchased the building from Art-Lloyd and since then all finishing processes have used a powder-coating system, without wet paint or solvents. During an Environmental Site Assessment performed in 2001 for a potential buyer, two abandoned underground storage tanks (USTs) were identified below the existing structure. A subsurface investigation located these 550-gallon USTs, along with solvent-contaminated soil. One UST had leaked approximately 450 gallons of solvent-contaminated water into the surrounding soil and. The leak was attributed to the tank's underground fill pipe.

Since discovery of the USTs, a spill was reported to DEC (Spill#01-07758), and limited exploratory soil and groundwater sampling was performed around the spill area. The USTs, associated piping and 40 cubic yards of contaminated soil have been removed from around the USTs. The contamination found to date includes soil containing up to 1800 ppm xylene and 270 ppm ethylbenzene, as well as groundwater containing up to 0.41 ppm toluene, 380 ppm xylene and 31 ppm ethylbenzene. The major portion of groundwater contamination is within 35 feet of the former UST locations. Preliminary groundwater sampling indicates that contamination extends down to at least 46' below ground level in the vicinity of the USTs.

HUMAN EXPOSURE PATHWAYS

On-site soil and groundwater are contaminated with volatile organic compounds (VOCs). Direct contact with contaminated soil is not expected, since the contamination is located either below the on-site building or the paved parking lot. Exposure to contaminated groundwater is not expected because the area is served with public water that originates from the Catskill Region of New York State. The presence of contaminated sub-surface vapors is unknown. If present, there is a potential for contaminated vapors beneath the building slab to enter the on-site structure and impact indoor air quality. The building is currently vacant; therefore, inhalation of contaminated vapors is not a current exposure pathway. The existence of contaminated vapors will be investigated as part of this study.

During the IRM and investigation activities at the site, a Community Air Monitoring Plan (CAMP) will be implemented. A CAMP requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e. dust) at the downwind perimeter of each designated work area when certain activities are in progress at contaminated sites. The CAMP is intended to provide a measure of protection for the downwind community (i.e. off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from the potential airborne contaminant releases as a direct result of investigative and remedial work activities. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air. Therefore, exposure to the surrounding community to the on-site contaminants during the IRM or investigation activities is not expected.

NEW YORK STATE'S VOLUNTARY CLEANUP PROGRAM

To facilitate the continued use of the site, the owner will complete investigation and any necessary remediation of the site under the provisions of the NYSDEC'S Voluntary Cleanup Program (VCP). The VCP was developed to enhance private sector cleanup of properties by enabling businesses to remediate a site using private rather than public funds, and to reduce the development pressures on "greenfield" sites. Under the program, a volunteer agrees to investigate and remediate a site to a level that is protective of human health and the environment for the present or intended use of the property. Investigation and remediation are carried out under the oversight of

the NYSDEC and the NYSDOH. When the volunteer completes the work, the State provides a release from State liability for the work done, returning the site to productive use. For more information regarding New York State's VCP, please visit the Department's web site at:
http://www.dec.state.ny.us/website/der/vcp/vcpfs.html

INTERIM REMEDIAL MEASURES WORK PLAN

An interim remedial measure (IRM) is an action or set of actions that can be taken quickly, without extensive investigation and evaluation, to prevent, mitigate or remedy contamination by addressing an obvious issue.

The purpose of this IRM is to remove all remaining floating contamination, which is the source of contamination to surrounding groundwater. Once the IRM is completed, additional investigation will be performed to determine the extent of any remaining contamination above cleanup standards and guidelines, so that a final remedy can be designed and implemented.

The main task of the IRM is to extract VOC contaminated groundwater, for off-site disposal, until the thickness of floating product is reduced to 0.1 inch. Once that goal has been obtained, absorbent material will be placed in each well to absorb any residual floating product. Groundwater monitoring wells be installed upgradient and downgradient of the source area, and soil gas wells will be installed on-site to monitor potential VOC contaminated soil gas. All groundwater and soil gas wells will be sampled prior to groundwater extraction and then one, three and six months following completion of the groundwater extraction. Once this data has been evaluated, additional investigation and a final remedy will be implemented if found to be necessary.

At the conclusion of the IRM, a report detailing the results of the investigation will be prepared and, upon approval, will be placed in the project document repositories for public review.

CITIZEN PARTICIPATION

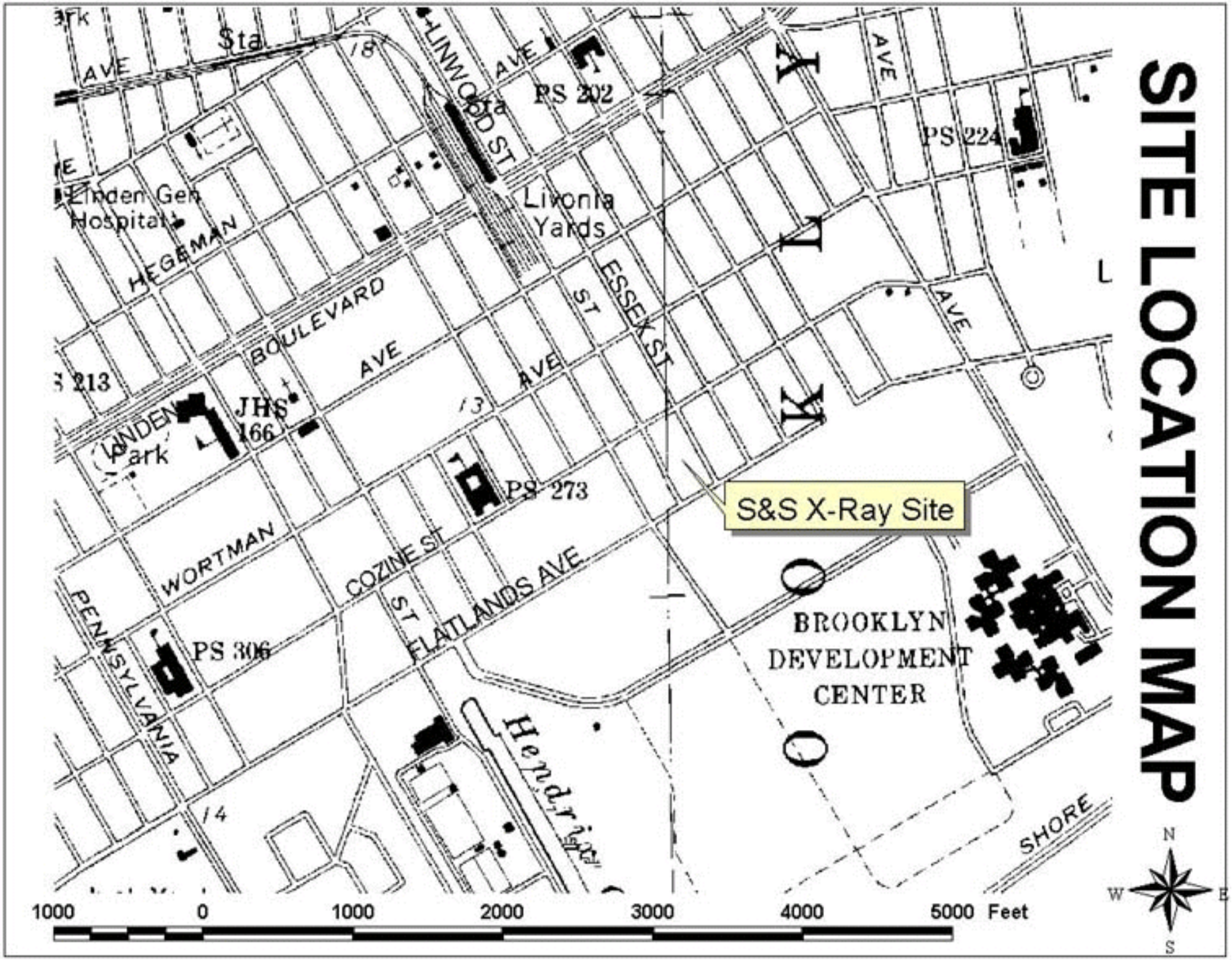
You are encouraged to stay informed about activities at the S&S X-Ray Products site throughout the investigation and remediation process by taking advantage of the site's document repositories and contacting the staff listed below. As documents are generated during the remedial process, they will be added to the repositories. Documents currently available include the 2002 Voluntary Cleanup Agreement and the 2003 Interim Remedial Measures Work Plan.

For More Information: Call or write the following staff about:

Environmental Concerns:
George Heitzman
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9774

Heath-Related Concerns:
Bridget Callaghan
NYSDOH
Flanigan Square, Room 300
547 River Street
Troy, NY 12180
1(800) 458-1158, ext.27880

SITE LOCATION MAP



Remedial Bureau "B"
NYS Department of Environmental Conservation
625 Broadway, 12th Floor
Albany, NY 12233-7016

Attn.: George Heitzman