



FACT SHEET Brownfield Cleanup Program

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Site Name: Huxley Envelope Industrial Site
DEC Site #: C224147
Address: 21, 23 and 143 India Street
Greenpoint, NY 11222

Have questions? See "Who to Contact" Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Huxley Envelope Industrial Site ("site") located at 21, 23 and 143 India Street, Greenpoint, NY under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224147

The cleanup activities were performed by 145 West Street, LLC, MP 145 WS Lessee LLC, MP 145 WS Owner LLC, 19 India Fee Owner LLC, and 10 Huron FS Condo LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified below under "Where to Find Information."

Completion of Project

23 India Street

The existing on-site building was demolished to allow excavation and off-site disposal of soils containing metals above the Track 1 Unrestricted Use Soil Cleanup Objectives (USCOs). 29,000 tons of on-site soils which exceed USCOs was excavated and transported off-site for disposal. The excavation depths ranged from approximately 15-33 feet below grade.

A 20,000-gallon, one 1,080-gallon and two 550-gallon Underground Storage Tanks (UST), associated piping, and any petroleum contaminated soils in the southeast corner of the property were removed and properly disposed off-site.

All material removed from the site was disposed off-site in accordance with all Federal, State and local rules and regulations.

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) was delivered and used to establish the designed grades of the property.

21 India Street and 143 India Street

On a majority of these two properties, the remedy has achieved a Track 2 restricted residential cleanup by removing 18,000 tons of soil on the property which exceeds restricted residential SCOs.

An institutional control in the form of an environmental easement was filed and a Site Management Plan (SMP) is in effect. The SMP includes a provision for evaluation of the potential for soil vapor intrusion for any buildings developed on the site, and for implementing actions recommended to address exposures related to soil vapor intrusion.

A site cover was installed and consists either of the structures such as buildings, pavement, sidewalks comprising the site development or of a soil cover with a minimum of two feet of soil placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain a vegetation layer.

The excavation and proper disposal of soils in the northwestern portion of the site, outside of the proposed building, achieved a Track 4 restricted residential cleanup. 9,000 tons of soil were removed to shallower depths ranging from approximately 2 feet to 15 feet. Upon excavation in this area, end point samples were collected and analyzed to demonstrate the remedial action was completed for the restricted residential use of the property.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Environmental Easement

The following engineering controls have been or will be put in place on the site:

- Cover System

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and

- Is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Background

Location: The site is known as Huxley Envelope Industrial site and is located at 21, 23 and 143 India Street, Greenpoint, Brooklyn. The site is bordered by Huron Street to the north, West Street to the East, India Street to the south, and the East River to the west. The site is approximately 2.65 acres in size.

Site Features: The site is currently being improved with two unoccupied steel framed masonry block structures. There are three tax lots (lots 1, 7 and 8) that comprise the site.

Current Zoning and Land Use(s): The site is being developed, is zoned residential, and is located next to other vacant former industrial or underutilized sites.

Past Uses of the Site: Lot 1 contained a single-story warehouse building (approximately 96,000 square feet) which was constructed in or about 1970 for Huxley Envelope, and was owned and operated by this envelope manufacturing company through 1995. Thereafter, it was operated as an ornament manufacturing facility until 2006.

Lot 7 previously had a small 2 story building which most recently contained a seafood distribution facility until 2011. The two-story building included a loading area and refrigerated storage units on the ground floor, an office on the second floor, and a storage area in the basement. The building was constructed in 1931.

Lot 8 previously had a two-story building that contained a garage on the first floor and an apartment on the second floor. The building was constructed in 1931.

Due to historic industrial uses at the site, all three lots received an environmental or E designation by New York City Department of Environmental Protection (NYCDEP) during the Greenpoint rezoning of this area in 2006. The identified on-site industrial uses included, solvent based manufacturing, an iron works facility, and a commercial heating facility; all of these are types of businesses/operations that typically stored and used hazardous materials, and/or generated hazardous wastes.

Site Geology and Hydrogeology: The site is located within the City's designated coastal zone, in an area which is mapped as ground moraine. Borings within the site area revealed that the site is underlain by brownish grey sand with some silt, ash, fragments of brick and wood (urban fill). Groundwater movement is from east to west, with a very low gradient toward the East River, the discharge point. Groundwater was encountered at depths between 7 and 12 feet below grade level. Groundwater in the New York City area is not used as a potable water source. The potable water supply for the site is provided by the City of New York, and originates from upstate reservoirs. The site is within the 100-year Federal Emergency Management Agency (FEMA) flood plain.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Brooklyn Central Library
Attn: Richard Reyes Gavilian
10 Grand Army Plaza
Brooklyn, NY 11238
Phone: (718) 230-2100

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

John Grathwol
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: (518) 402-9767
Email: john.grathwol@dec.ny.gov

Site-Related Health Questions

Stephanie Selmer
New York State Department of Health
Bureau of Environmental Exposure Investigation
Corning Tower, Room 1787
Albany, NY 12237
Phone: (518) 402-7860
Email: BEEI@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

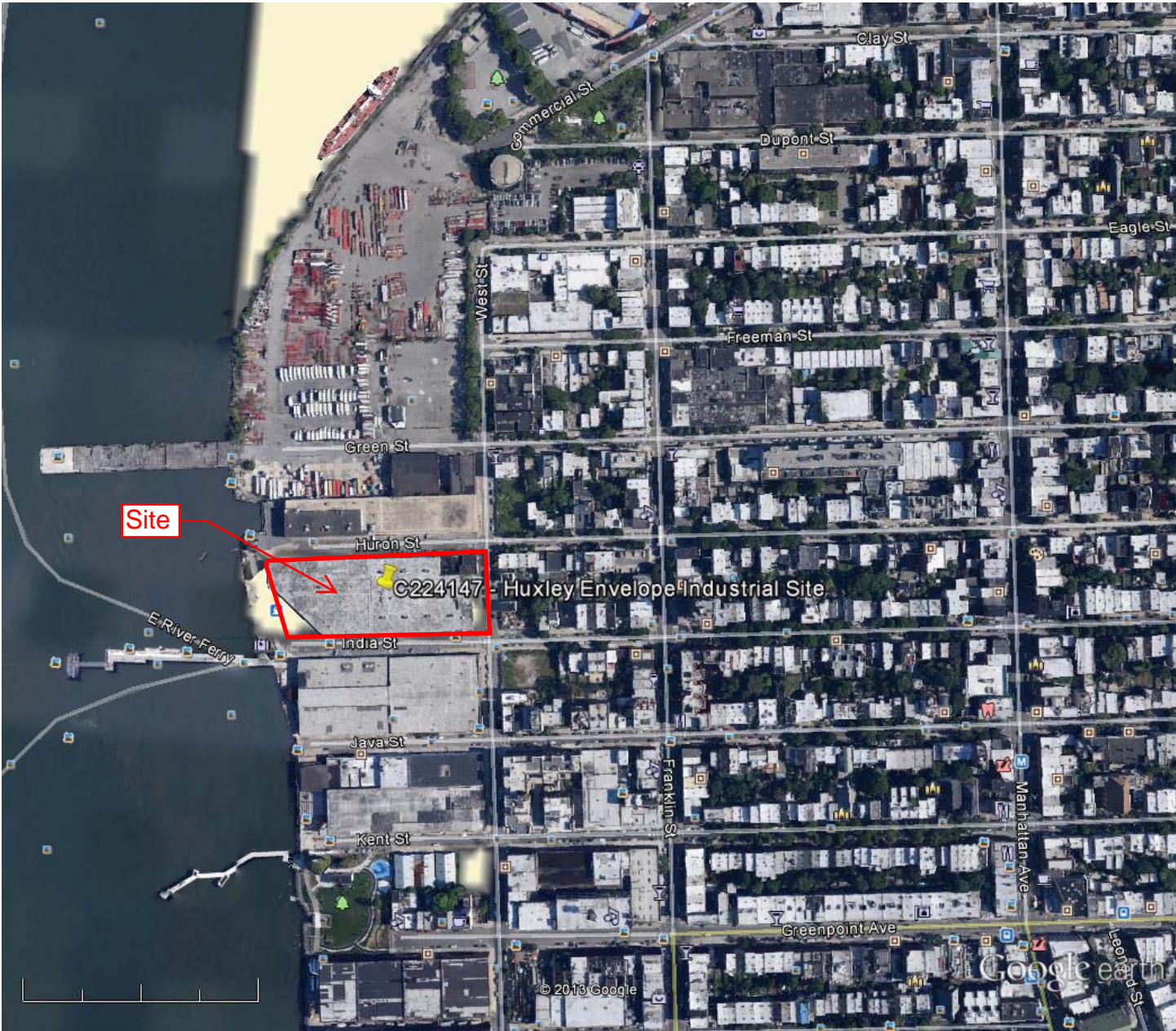
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.



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