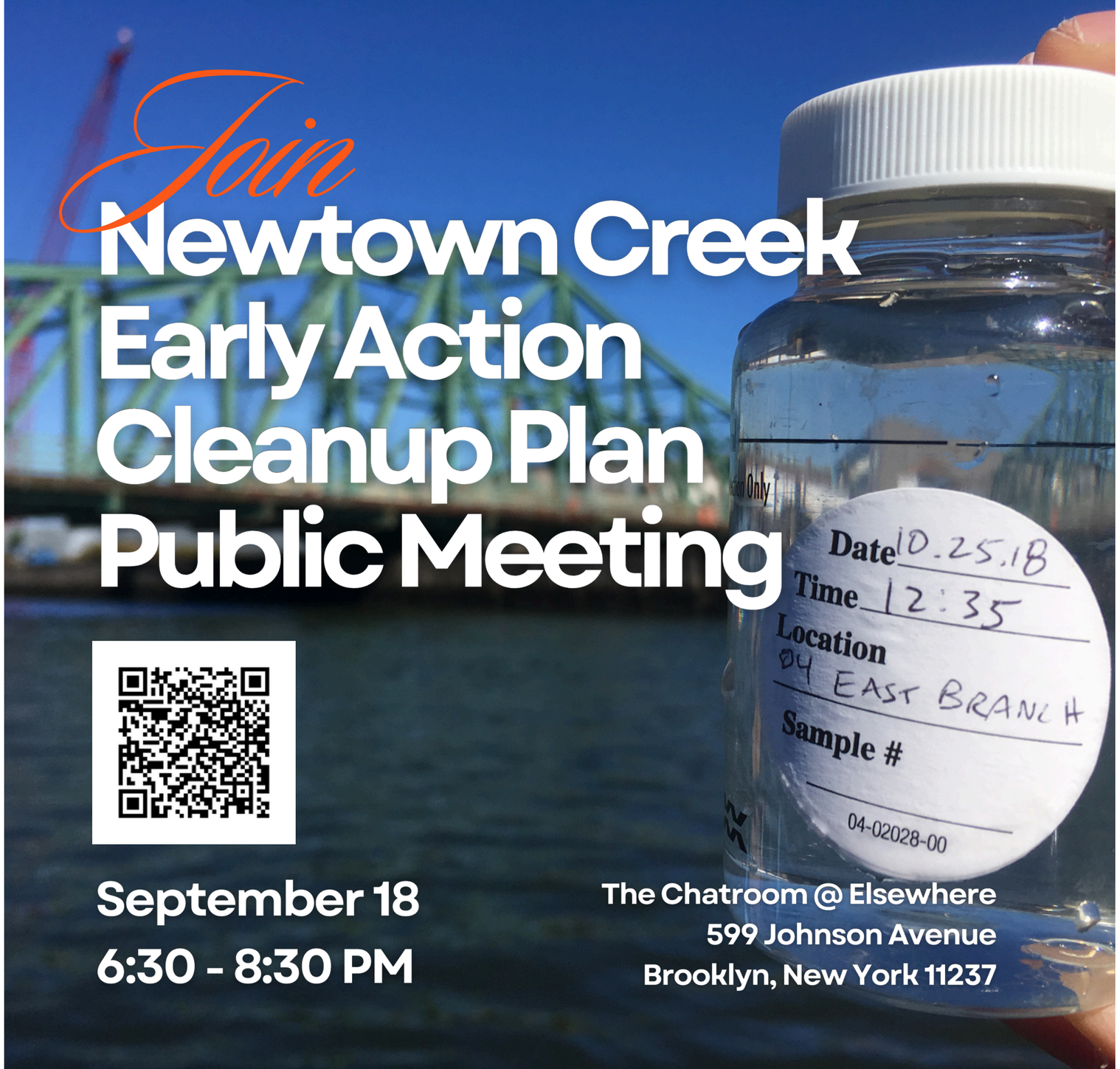
Trees in the IBZ - 09/08/2024

Rain gardens in the IBZ - 09/14/2024


Join
Newtown Creek
Early Action
Cleanup Plan
Public Meeting
Date 10.25.18
Time 12:35
Location
04 EAST BRANCH
Sample #
04-02028-00
September 18
6:30 - 8:30 PM
The Chatroom @ Elsewhere
599 Johnson Avenue
Brooklyn, New York 11237

Thank you!

Any questions?

COMMUNITY BOARD No. 1

435 GRAHAM AVENUE - BROOKLYN, NY 11211- 8813
PHONE: (718) 389-0009
FAX: (718) 389-0098
Email: bk01@cb.nyc.gov
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October 8, 2024

COMMITTEE REPORT
Environmental Protection Committee

TO: Chairperson Fuller and CB1 Board Members

FROM: Mr. Stephen Chesler, Committee Chair
Environmental Protection Committee

RE: Committee Report from September 30, 2024

The Committee met on the Evening of September 30, 2024, at 6:00 PM at 211 Ainslie Street, Brooklyn, NY.

Members: Chesler, Chair; Bruzaitis; Costa; Espinal; Horowitz; Peterson; Sabel; Vega; Hofmann*; Holowacz*; Stewart*; Torres*. *(*) Non board committee member.*

(6 Members constitutes a quorum for this committee)

Present: Chesler, Bruzaitis, Espinal, Vega, Hofmann*, Holowacz*, Torres*
Absent: Costa, Horowitz, Peterson, Sabel.

7 members present. A quorum was achieved.

MEETING

1. Introduction to Contamination Cleanup Programs - Committee Chair Steve Chesler will provide a brief summary about applications from city, state and federal remediation program applications and projects that come before the board. Presentation file attached.

Steve Chesler introduced new committee members and refreshed veteran members to the state brownfield cleanup program administered by the New York State Department of Environmental Conservation (DEC) of which the board encounters numerous applications yearly. All phases of the cleanup program process were covered including Remedial Investigations, Remedial Action Work Plans, Community Air Monitoring Programs, access to project documents and as well as fact sheet review, Soil Cleanup Objectives, Contaminants of Concern, and issues the community typically raises.

Discussion:

Carrying over a topic from the last committee meeting, all members emphasized the need to amplify the environmental state of the district, especially the prevalence of these contaminated sites, so the public can be informed to better protect themselves, their families and properties. Steve Chesler: suggests the committee proactively devise strategies for this continually in future meetings.

2) Remedy Proposed for Brownfield Site Contamination 60-66 Gerry Street SITE No. C224396 - Recommend a comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with
the New York State Department of Health (NYSDOH), to address contamination related to the 60-66 Gerry Street site ("site") located at 60 – 66 Gerry Street, Brooklyn, NY, 11206. The public comment period ends October 27, 2024.

Steve Chesler delivered a presentation on this proposed action (presentation and fact sheet attached).

Steve Chesler presented an overview of the project (presentation file attached). Site characteristics are the property is .23 acres, situated on Gerry Street between Harrison Avenue and Throop Ave, and adjacent to and surrounded by residential buildings and vacant lots that are zoned residential. Plans for development of the site are constructing two 7-story residential buildings.

Within a 500-foot radius, a search for schools, hospitals, day care facilities, and churches identified the Bais Ruchel High School (177 Harrison Avenue) located adjacent to the north of the Site across Gerry Street and Beginning with Children Charter School (11 Bartlett Street) located approximately 391 feet to the southwest of the Site.

The most significant historic use of the site was before it was a part of the former Pfizer complex, was a dry cleaners in the 1930s and a tetrachloroethylene (PCE) reclamation facility in the 1950s.

Based on the findings of the remedial investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

The primary contaminants of concern at the site are chlorinated solvent volatile organic compounds (CVOCs) in soil, soil vapor, and groundwater. Other contaminants of concern include

petroleum-related Volatile Organic Compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil, and petroleum VOCs in soil vapor.

According to the U.S. Environmental Protection Agency (EPA):
Hazardous health effects resulting from acute (short term) high-level inhalation exposure of humans to tetrachloroethylene (PCE) include irritation of the upper respiratory tract and eyes, kidney dysfunction, and neurological effects such as reversible mood and behavioral changes, impairment of coordination, dizziness, headache, sleepiness, and unconsciousness. The primary effects from chronic (long term) inhalation exposure are neurological, including impaired cognitive and motor neurobehavioral performance. Tetrachloroethylene exposure may also cause adverse effects in the kidney, liver, immune system and hematologic system, and on development and reproduction. Studies of people exposed in the workplace have found associations with several types of cancer including bladder cancer, non-Hodgkin lymphoma, and multiple myeloma. EPA has classified tetrachloroethylene as likely to be carcinogenic to humans.

The other Contaminants of Concern noted on this site also have acute short-term and long-term hazardous health effects including cancer. See the presentation file for details.

The presentation file contains diagrams from the applicant's Remedial Action Work Plan (RAWP) displaying boring and monitoring well locations on the site and sample test results.

The remedial work plan proposal includes soil excavation and backfill replacement at depths between 2-11 feet, treating contaminated groundwater with in-situ bio remedial injections 11 feet to 32 feet below grade, installing waterproof vapor barrier slab cover, and installation of a sub-slab depressurization system that will pump vapor out to the exterior above the building roof. Sample testing will occur during the excavation and bioremediation process to ensure the remedies are achieving state Soil Cleanup Objectives. Diagrams of where these processes will occur are included in the presentation.

The bioremediation injection method was deployed at the Nuhart Superfund site recommendation by a technical advisor hired by North Brooklyn Neighbors.

Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities including surveying vapor and dust during remediation. Additionally, Performance of a post remedial Indoor Air Survey: Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems; Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

A truck route map is included in the presentation, taken from the RAWP. For more extensive details on the project see the document repository link and access instructions contained in the fact sheet.

Remediation duration: 6 months.

Discussion:

Laura Hofmann: CAMP, hosing down of dust, etc., should be more robust.

Steve Chesler: The project summary cites the risk of groundwater contaminants migrating off site. However, the remedial action plan appears not to address this. There will be 15' sheet piles installed around the perimeter of the site, but groundwater is noted to be at a maximum depth of 32'. Based on this contradiction, migration of contaminated groundwater is not being prevented. Rather the contaminants are being treated with bioremediation. This rings very similar to the remedial method deployed at the Nuhart (65-75 Dupont Street) which raised similar great concern. Why isn't 66 Gerry Street property designated as a Superfund site?

Julie Torres: expressed concern about a threat to a new housing development next door, and the high school across the street. Steve Chesler: 66 Gerry St. was previously remediated, but based on the current Remedial Investigation, it seems it did not perform well or indicates how severe the contamination is. Did the previous remediation cause contaminated groundwater to migrate to offsite properties including those Julie Torres mentioned.

Laura Hofmann: This site should utilize a ventilation tent and negative air pressure. Children could be exposed. Steve Chesler: (as noted in the RAWP, current threat to human children and adult pedestrians, site workers and those others who may encounter the site directly). There are 2 playgrounds near the site. Laura Hofmann: This district has one of the highest rates of asthma.

Julie Torres: What about accounting for flooding? Steve Chesler: This area, impacted by the former footprint of Wallabout Creek (which flowed from Wallabout Channel until it was filled in) chronically floods. The NYC Department of City Planning informed CB1 they received a federal block grant to begin a study of this situation.

Multiple members: The City must stop developing affordable housing and homeless housing on highly toxic properties. Steve Chesler: Cited the Apollo Street homeless housing development with the extent of both the Greenpoint Oil Spill and the Meeker Avenue Plume. Though he noted 34 Berry Street, a market rate development, and others on N 12th street, were built on toxic sites.

Laura Hofmann: Soil Cleanup Objectives and Health Standards that are used for cleanup programs are long overdue to be updated.

Motion made to recommend the board submit a comment to DEC regarding the 60-66 Gerry Street Brownfield Cleanup Proposal, as written, expressing concerns and questions about the proposal
By Julie Torres
Second: Rosemary Espinal
Yes votes 7 (4 board members, 3 non-board members)
No votes 0
Abstentions 0
Motion carried.

3) NYC Voluntary Cleanup Plan 81 Clay Street Site No. 25CVCP011K - Recommend a comment on a proposed remedy to be submitted to The New York City Office of Environmental Remediation (OER), for the property located at 81 Clay Street in the Greenpoint section of

Brooklyn, New York and identified as Block 2483 and Lot 60, into the VCP. Public comments are due on October 12, 2024.

Steve Chesler delivered a presentation on this proposed action (presentation and fact sheet attached).

Located between McGuinness Boulevard and Manhattan Avenue the 81 Clay site is approximately 2,500 square feet in size with a standing 1-story commercial building. Development plans are to build a 5-story residential structure. It is surrounded and across the street by similar sized residential buildings.

Historic uses were an iron works, a trucking company and an auto repair shop. Suspect undocumented releases of hazardous substances (i.e., solvents, metals, petroleum etc.) associated with historical iron works and auto repair operations could have adversely affected soil, groundwater, and/or soil vapor beneath the Site.

The environmental investigation identified Semi-Volatile Organic Compounds (SVOCs) and metals above cleanup guidelines in soil. Groundwater samples detected one VOC, SVOCs and metals above groundwater quality standards. Soil vapor samples showed low to elevated levels of petroleum related VOCs and low to moderate levels of chlorinated VOCs. (OER Program adheres to NYS DEC's SCOs).

There are potential complete exposure pathways for the current Site condition that require mitigation during implementation of the remedy. Under current conditions, on-Site exposure pathways exist for Site personnel and trespassers.

The proposed remedy consists of: Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs); Excavation and removal of soil/fill exceeding Track 2 Restricted Residential SCOs, between 12-15' in depth. Installation of a waterproofing membrane system below the concrete slab underneath the building, behind foundation walls of the proposed building, and below/around the elevator pit; Construction and maintenance of an engineered composite cover consisting of the 6-inch-thick concrete slab across the footprint of the new building and a 4 inch thick concrete slab in the rear area to prevent human exposure to residual soil/fill remaining under the Site; Installation of an active sub-slab depressurization system (SSDS) if groundwater is not present below the cellar slab.

A Site Management Plan will be in place as will a Community Air Monitoring Plan. VOC exceedances can potentially trigger work stoppages prompting mitigation measures to stabilize the vapor exceedances.

Remediation duration: 24 weeks.

Discussion:

Multiple members expressed concern about cross contamination of nearby residences.

Laura Hofmann: Ensure that dust control is robust!

Steve Chesler: What is being done to remediate contaminated groundwater? There is no mention of dewatering or bioremediation or any other mitigating measure.

Steve Chesler: Takes issue with wording used in OER's Summary of Remedial Investigation Report (RIR). It offers descriptions that do *not* indicate whether the site is a threat to human health or the environment, or not. The phrases "above groundwater quality standards", "low to elevated levels" and "low to moderate levels" are essentially meaningless on a fact sheet intending to inform the public. OER should follow DEC protocols for investigation summaries, citing whether contamination poses a threat to human health and the environment, and to what degree.

Motion made to recommend the board submit a comment as written to NYC OER expressing questions and concerns regarding the NYC Voluntary Cleanup Plan proposed for 81 Clay Street, site 25CVCP011K
By William Vega
Second by Christine Holowacz
Yes votes 7 (4 board members, 3 non-board members)
No votes 0
Abstension 0
Motion carried.

4) Environmental Protection Agency Proposed East Branch Early Action Remediation Plan for the Newtown Creek Superfund Site - The U.S. Environmental Protection Agency is asking the public for input on its proposed plan to address contamination related to the Newtown Creek Superfund site in the East Branch portion of the creek in Brooklyn and Queens, New York. The Committee will seek to recommend a comment for submission to EPA. The public comment submission deadline has been extended to October 28, 2024.

Steve Chesler delivered EPA's public presentation file (attached with the project fact sheet).

Newtown Creek, a 3.8-mile long industrial tidal canal situated between the boroughs of Queens and Brooklyn was the site of heavy industry for 150 years including more than 50 oil refineries, petrochemical plants, fertilizer and glue factories, sawmills, and lumber and coal yards. NYC began dumping raw sewage directly into the water in 1856. During World War II, the creek was one of the busiest ports in the nation. Industrial, commercial and municipal facilities still operate along the creek.

The creek has 5 tributaries including the East Branch, the subject of the Early Action.

In 2010 the creek was added to EPA's National Priorities List, and designated a federal Superfund site.

A consent order was signed with 6 Potential Responsible Parties (PRPs): 5 private parties are Phelps Dodge Refining Corporation, Texaco, Inc., BP Products North America Inc., the Brooklyn Union Gas Company D/B/A National Grid NY, and ExxonMobil Oil Corporation, and the 6th party is the New York City Department of Environmental Protection (NYCDEP), to perform the Remedial Investigation/Feasibility Study, under EPA oversight.

Newtown Creek Contamination Overview

- Surface and subsurface sediment contaminant concentrations are lowest in creek mile (CM) 0-2 and increase moving upstream
- Contaminant concentrations in subsurface sediment are higher than those in surface sediment
- Contaminant concentrations in surface water during wet weather are higher than during dry weather
- Non-aqueous phase liquid (NAPL) and sheens are present in sediment and surface water
- There are many ongoing sources of contamination to the creek

A detailed Conceptual Model illustration is included in the presentation showing the impacting and impacted elements in the creek.

Overview of Site Risks:

Human Health Risk

- Wide variety of possible exposure pathways evaluated, including recreational boaters, swimmers, waders, workers, residents during flooding events
- Unacceptable risks associated with exposure to polychlorinated biphenyls (or PCBs) and dioxins/furans through fish and crab ingestion

Ecological Risk

- Elevated risks present for benthic macroinvertebrates, bivalves, blue crab, fish and birds
- Associated mainly with hydrocarbons, PCBs, and copper, with additional risk from dioxins/furans and lead
- Sediment is the primary medium of concern for all elevated risks
- Key contaminants overall include hydrocarbons, PCBs, copper, dioxins and furans, and lead

The Proposed East Branch Early Action

Why an Early Action for the **East Branch**? The Remedial Investigation and Feasibility Study for the Newtown Creek Study Area has been ongoing since 2011. It is a highly complex system There is information to select a remedy for the East Branch portion of the site now while a remedy for the rest of the site is further developed.

The benefits of implementing an early action is an opportunity to gain direct experience conducting cleanup work in the creek and an opportunity to further refine the Study Area-wide Conceptual Site Model. To have an immediate impact on risk and contamination reduction.

This tributary of Newtown Creek is the focus of the proposed plan. It is approximately 0.5 miles in length, its surface area is ~11 acres. Its depth is 10.3-16.5 ft in channel and shallower at the head of tributaries. An extensive investigation has been completed as part of the OU1 RI/FS (the study of the entire creek at large).

The Remedial Action Objectives are to reduce exposure to Contaminants of Concern (CoC) from ingesting creek biota and contaminated sediment. And, to mitigate the source of contamination migration.

Key Contaminants Leading to Elevated Risk to Human Health and the Environment and their Cleanup Goals

Contaminants of Concern	Risk-Based Cleanup Goal
TPCBs	0.30 mg/kg
Dioxins/Furans TEQ	18 ng/kg
Copper	490 mg/kg
Lead	340 mg/kg
TPAH(34)	100 mg/kg
C19-C36 Aliphatic Hydrocarbons	200 mg/kg

Common Elements of Each Active Alternative *(6 including No-Action)*

- Robust pre-design investigation
- Dredging
- Capping
- In situ stabilization (or ISS)
    - where needed to reduce migration of contaminants, to treat NAPL
- Sealed bulkheads
    - where needed to reduce migration, as a temporary measure to address seeps while upland cleanup measures are evaluated and implemented
- Structural support measures
    - ISS for bank stabilization or adjacent to sensitive structures, placing limits on the means and methods of dredging (e.g., prescribing slot dredging in some areas), and temporary or permanent structural support
- Dredged material management
- Institutional controls
- Evaluation monitoring
- This is key!

Preferred East Branch Early Action Proposed Plan:Cleanup Alternative (see presentation file for a description of all 6)

Alternative EB-D: Dredge to Allow Placement of a Cap to Maintain Existing Water Depth with Localized Deeper Dredging

- Dredging to an average depth of 3 feet across the entire footprint of the East Branch to allow for placement of an armored and amended cap, with localized deeper dredging where needed based on the remaining depth to uncontaminated material, contaminant concentrations in remaining sediment, potential for exposure to principal threat waste and the potential for upward migration of NAPL.
    - Existing water depth would be maintained
    - Thickness of armored and amended cap would be approximately 3 feet
    - Additional backfill would be needed to maintain water depths
- EB-D would remove ~101,000 cubic yards of sediment over approximately 11.2 acres
- Estimated Present Worth Cost: $243.5 million
- Construction timeframe: 3 years

This alternative was roughly in the middle in terms of dredging depth, total dredging area, cap thickness, removed sediment volume, cost and construction time. Alternatives EB-E and EB-F have greater volume levels of remedial actions.

Evaluation of Cleanup Alternatives Considerations

Threshold Criteria
- Overall Protection of Human Health and the Environment
- Compliance with Applicable or Relevant and Appropriate Standards

Balancing Criteria
- Long-Term Effectiveness and Permanence
- Reduction of Toxicity, Mobility and Volume through Treatment
- Short-Term Effectiveness
- Implementability
- Cost

Modifying Criteria
- Community Acceptance
- State Acceptance

The presentation contains a slide (page 30) that provides a colorized map detailing remediation targets, depths and types.

Post-Implementation Evaluation Monitoring

Two goals

- Determine if in-creek remedy is functioning as designed
- Determine if the cleanup objectives are being met

Comment submission information:

EPA is accepting public comments on the Proposed Plan until **October 28, 2024.**

Written comments may be mailed or emailed to Caroline Kwan, Remedial Project Manager, EPA, 290 Broadway, 18th floor, NY, NY,10007, kwan.caroline@epa.gov

EPA's Proposed Plan is available at www.epa.gov/superfund/newtown-creek

Discussion:

Christine Holowalcz: Why are they proposing to dredge only 3'? Steve Chesler: During EPA's public hearing, Mike Dulong from Riverkeeper and the Newtown Creek CAG, questioned their noting biota thriving at a depth of just 6" whereas NYS DEC designates 2' as the sediment depth for this.

Julie Torres: How does the Grand Street Bridge factor into this? Steve Chesler: This bridge has been in a state in a major state disrepair for a long period of time. DOT has plans to replace it that has been dragging on. Eric Bruzaitus: The delay is related to navigation needs for the East Branch which will affect how the new bridge is designed. If the U.S. Army Corps of Engineers deauthorizes the tributary, designated it not for commercial vessel use, then the bridge design will be less demanding. The EPA needs to have that design in order to account for removal and installation of bridge and non-related bridge related infrastructure that is in the creek and the creed bed. Congress needs to enact a law to allow for the deauthorization. Congresswoman Nydia Velazquez is sponsoring and the lead on this legislation.

Christine Holowalcz: What is the makeup of the cap? In the public hearing EPA gave the indication they would use a "let's see what happens" and "experiment!" approach. Steve Chesler: Yes, this information was conspicuously missing from the hearing presentation. Julie Torres: It does make sense that they should study this. CH: Newtow Creek must be their first project with this methodology. We need more details first.

Laura Hofmann: Chemical analysis and health and environmental impacts are antiquated, and must be updated, for a long time now!

Christine Holowalcz: Regarding the temporary bulkhead replacement. What does "temporary" mean? Steve Chesler: I posed this question to EPA at the public hearing. They did not have an answer to this other than upland investigations are still taking place. They need to be able to inform a permanent solution to seeps, and keep the remediation term on track. CH: Why can't DEC remediate these upland properties now?

Laura Hofmann: We need more data and comment periods after the details of the preferred alternative are determined and made known, *before* the Record of Decision is issued.

Steve Chesler: what is the assessed failure risk and life span of alternative EB-D, and the other alternatives.

Motion made to recommend the board submit a comment, as written, to the Environmental Protection Agency, expressing questions and concerns about the proposed Newtown Creek Early Remedial Action plan
By Eric Bruzaitus
Second: Julie Torres
Yes votes 7 (4 board members, 3 non-board members)
No votes 0
Abstension 0
Motion carried.

Old Business

Nuhart Superfund Site
DEC has *postponed* a project update meeting for October 7th. Details of a new date have not been made known yet.

New Business
None.

Meeting adjourned.

Introduction to Environmental Cleanups & Brownfields

Brooklyn CB #1 - Environmental Protection Committee

Steve Chesler, Chair

Brownfield Program Defined

NYS Department of Environmental Conservation (DEC) aims to encourage private-sector cleanup and redevelopment of contaminated sites that can potentially that can pose a threat to environment and human health, across New York State as a means to revitalize economically and environmentally blighted communities.

- **NYS Environmental Zone (En-Zone) Boundaries**
- **Credit for Remediation of Brownfield Sites**

Programs

- **NYS Superfund Program:**
  Inactive hazardous waste disposal sites and to ensure that those sites which pose a significant threat to public health or the environment.

- **Brownfield (Voluntary) Cleanup Program:**
  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.

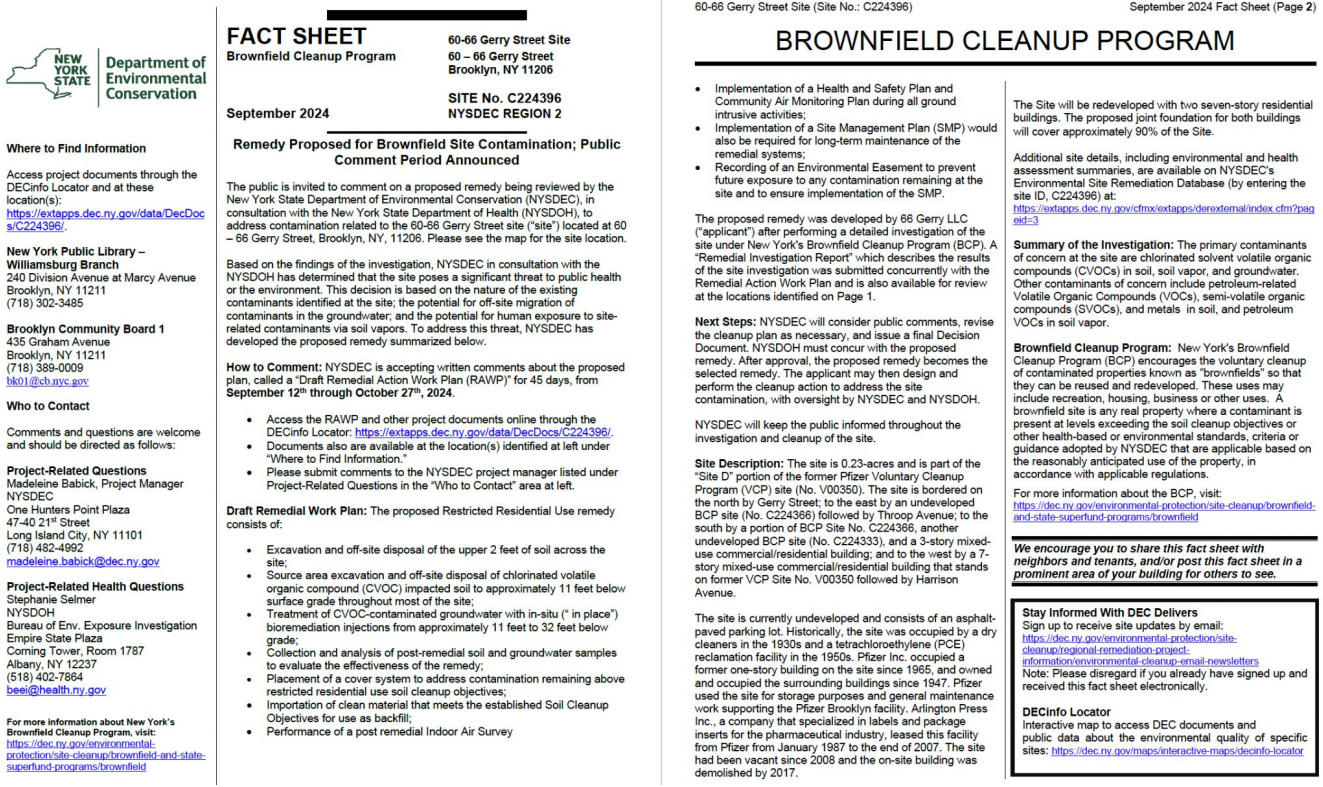
Programs

- **Manufactured Gas Plants (MGPs):**
  MGPs were used to produce gas from coal, oil and other fuels but are no longer in operation in New York State. However, coal tar and other hazardous waste, created as part of the manufacturing process, may still be present at those sites and require cleanup.

Brownfield Cleanup Program Process

- DEC performs **Site characterization**
- Application approval & **Brownfield Cleanup Agreement** executed (30-day comment public period)
- **Remedial Investigation:**
  - Work Plan (fact sheet + 30-day public comment period)
  - Results Published (fact sheet)
- (Perform Interim Remedial Measure(s) as/if Necessary)
- **Remedial Work Plan**
  - Fact sheet + 45-day comment period (+ public meeting?)
- **Completion of Remediation**
  - DEC reviews the Final Engineering Report
  - Final Engineering Report and issuance of Certificate of Completion (COC)

Brownfield Cleanup Program Process



NEW YORK STATE | Department of Environmental Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
https://extapps.dec.ny.gov/data/DecDocs/C224396/.

New York Public Library – Williamsburg Branch
240 Division Avenue at Marcy Avenue
Brooklyn, NY 11211
(718) 302-3485

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Madeleine Babick, Project Manager
NYSDEC
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions
Stephanie Selmer
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7864
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield

FACT SHEET
Brownfield Cleanup Program

September 2024

60-66 Gerry Street Site
60 – 66 Gerry Street
Brooklyn, NY 11206

SITE No. C224396
NYSDEC REGION 2

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 60-66 Gerry Street site ("site") located at 60 – 66 Gerry Street, Brooklyn, NY, 11206. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 12th through October 27th, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C224396/.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of the upper 2 feet of soil across the site;
- Source area excavation and off-site disposal of chlorinated volatile organic compound (CVOC) impacted soil to approximately 11 feet below surface grade throughout most of the site;
- Treatment of CVOC-contaminated groundwater with in-situ (" in place") bioremediation injections from approximately 11 feet to 32 feet below grade;
- Collection and analysis of post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system to address contamination remaining above restricted residential use soil cleanup objectives;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Performance of a post remedial Indoor Air Survey

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems;
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

The proposed remedy was developed by 66 Gerry LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report" which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is 0.23-acres and is part of the "Site D" portion of the former Pfizer Voluntary Cleanup Program (VCP) site (No. V00350). The site is bordered on the north by Gerry Street; to the east by an undeveloped BCP site (No. C224366) followed by Throop Avenue; to the south by a portion of BCP Site No. C224366, another undeveloped BCP site (No. C224333), and a 3-story mixed-use commercial/residential building; and to the west by a 7-story mixed-use commercial/residential building that stands on former VCP Site No. V00350 followed by Harrison Avenue.

The site is currently undeveloped and consists of an asphalt-paved parking lot. Historically, the site was occupied by a dry cleaners in the 1930s and a tetrachloroethylene (PCE) reclamation facility in the 1950s. Pfizer Inc. occupied a former one-story building on the site since 1965, and owned and occupied the surrounding buildings since 1947. Pfizer used the site for storage purposes and general maintenance work supporting the Pfizer Brooklyn facility. Arlington Press Inc., a company that specialized in labels and package inserts for the pharmaceutical industry, leased this facility from Pfizer from January 1987 to the end of 2007. The site had been vacant since 2008 and the on-site building was demolished by 2017.

The Site will be redeveloped with two seven-story residential buildings. The proposed joint foundation for both buildings will cover approximately 90% of the Site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224396) at:
https://extapps.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated solvent volatile organic compounds (CVOCs) in soil, soil vapor, and groundwater. Other contaminants of concern include petroleum-related Volatile Organic Compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil, and petroleum VOCs in soil vapor.

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 may 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 NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:
https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield

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DECinfo Locator
Interactive map to access DEC documents and public data about the environmental quality of specific sites: https://dec.ny.gov/maps/interactive-maps/decinfo-locator

Remedial Investigation Goals

1. **Define the nature and extent of contamination** in soil, surface water, groundwater and any other parts of the environment that may be affected
2. **Identify the source(s)** of the contamination
3. **Assess the impact** of the contamination on **public health and the environment**
4. Provide information to **support the development of a proposed remedy** to address the contamination or the determination that cleanup is not necessary.

Exposure Pathways

- Soil ingestion
- Dermal exposure
- Inhalation exposure

Vapor Intrusion

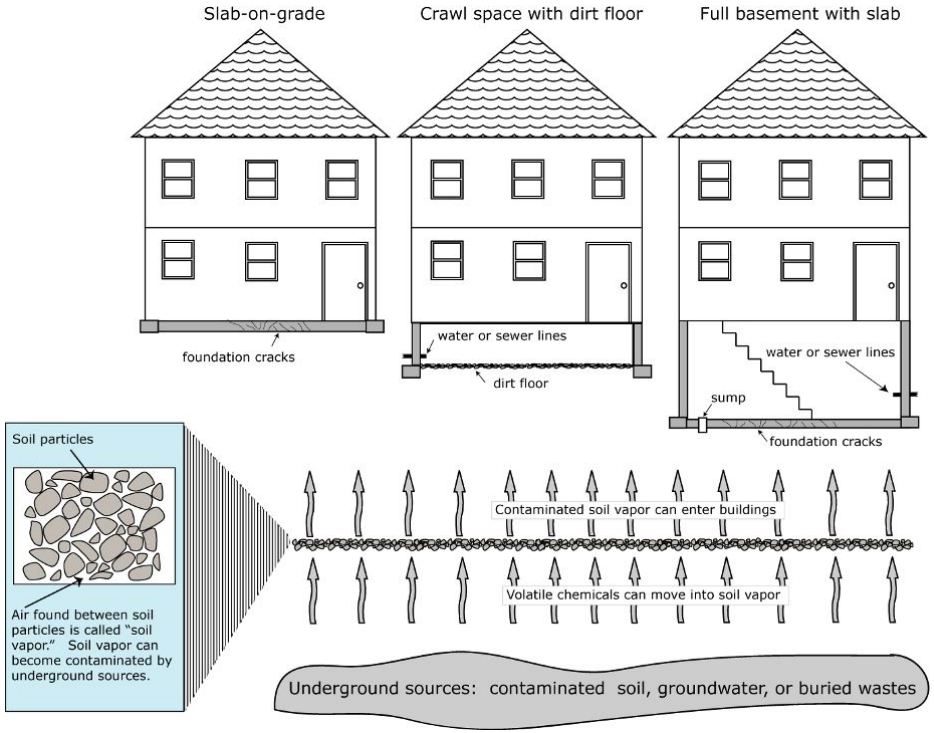


Diagram from NYSDOH

Soil Cleanup Objectives (SCOs)

Determined by NYSDEC & NYS Department of Health, **SCO's are the chemical concentrations for soil cleanup** of individual chemicals contained in 6 NYCRR 375-6.8(a) or (b).

Regulation includes seven sets of SCOs:

- Four sets provide for the protection of public health for different land uses (residential, restricted residential, commercial, and industrial).
- Two sets provide for the protection of other resources (groundwater and ecological resources).
- One set includes SCOs for protection of public health and the environment for all uses (unrestricted use).

Health-based SCOs

Categories of health effects for which SCO toxicity values were identified include:

- Longterm (chronic) effects (including both cancer and non-cancer effects)
- Short-term (acute) effects
- Irritant contact dermatitis (i.e., non-allergic skin irritation)

Remedy Cleanup Tracks

- **Track 1 – no restrictions** on the use of the property.
- **Track 2 – restricted use** with generic soil cleanup objectives (SCOs) based on the **intended use** of the property-residential, restricted residential (single family houses not allowed), commercial, or industrial.
- **Track 3 – restricted use with modified SCOs** based on the same uses described in track 2 above.
- **Track 4 – restricted use with site-specific soil cleanup objectives**, where the shallow exposed soils must meet the generic SCOs used for track 2 above.

Contaminants of Concern

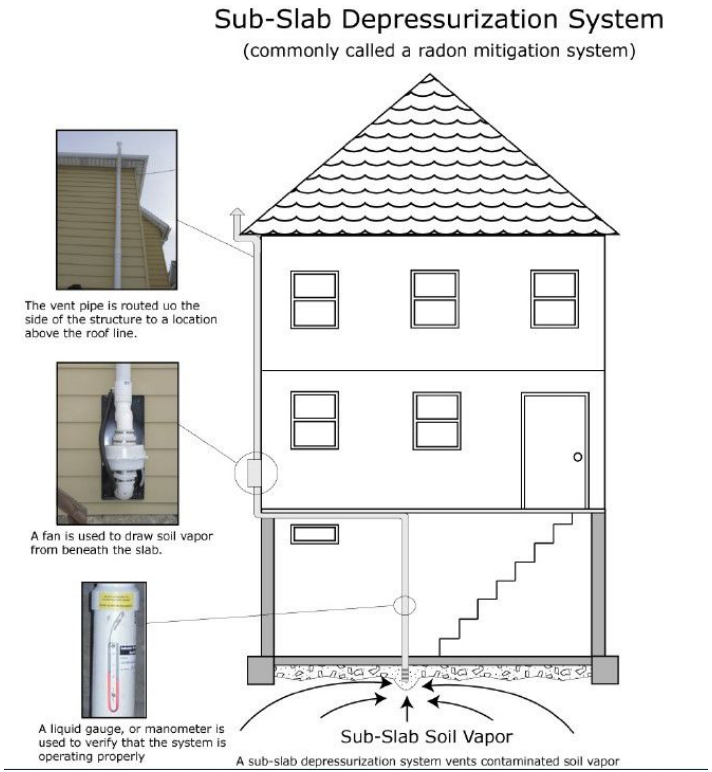
- Volatile organic compounds (VOCs)
- Semi-volatile organic compounds (SVOCs) including polycyclic aromatic hydrocarbons (PAHs)
- Pesticides
- Polychlorinated biphenyls (PCBs)
- Per- and polyfluoroalkyl substances(PFAS)
- Inorganic chemicals (including metals)

Remedial Methods

- Soil excavation and backfill
- Dewatering & extraction
- In-situ stabilization (ISS)
- In-situ bioremediation
- Vapor barrier installation
- Sub-slab depressurization system (SDSS)
- Site perimeter barrier installation

Sub-Slab Depressurization System

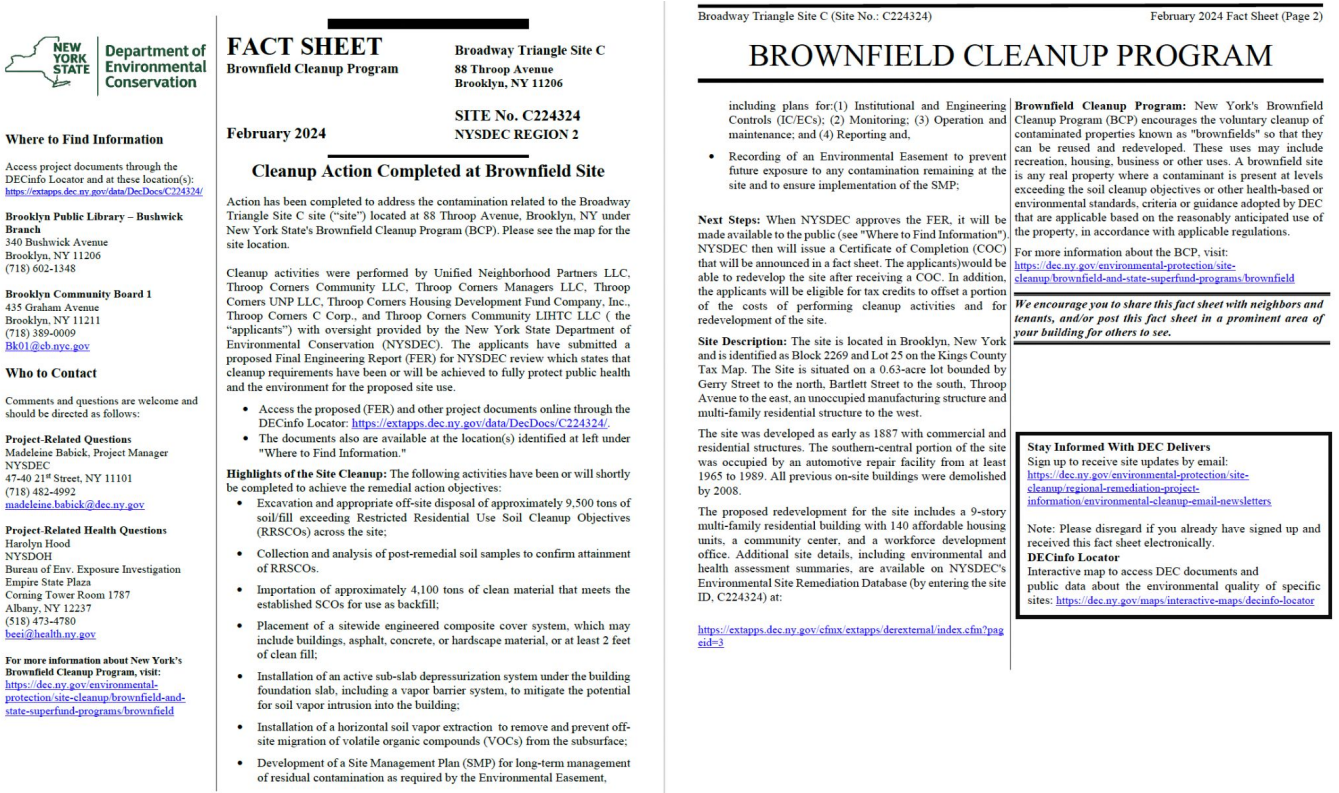
From EPA



Concerns during remediation

- Contamination migration (both ways)
- Is the remedy viable? Sustainable?
- Trucks
  - Street staging area
  - Cleaning (onsite vs offsite)
  - Truck routes (to project site and to soil dump site)
- Site control
  - Effect on nearby residents, schools, parks, businesses
  - Dirt, dust and noise (soil pile coverage & watering, pile driving)
  - Community Air Monitoring Program (CAMP): mitigating VO vapors

Cleanup Completion



NEW YORK STATE | Department of Environmental Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s): https://extapps.dec.ny.gov/data/DecDocs/C224324/

Brooklyn Public Library – Bushwick Branch
340 Bushwick Avenue
Brooklyn, NY 11206
(718) 602-1348

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
Bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Madeleine Babick, Project Manager
NYSDEC
47-40 21st Street, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions
Harolyn Hood
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 473-4780
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield

FACT SHEET
Brownfield Cleanup Program

Broadway Triangle Site C
88 Throop Avenue
Brooklyn, NY 11206

February 2024

SITE No. C224324
NYSDEC REGION 2

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Broadway Triangle Site C site ("site") located at 88 Throop Avenue, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Unified Neighborhood Partners LLC, Throop Corners Community LLC, Throop Corners Managers LLC, Throop Corners UNP LLC, Throop Corners Housing Development Fund Company, Inc., Throop Corners C Corp., and Throop Corners Community LIHTC LLC (the "applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the proposed (FER) and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C224324/.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and appropriate off-site disposal of approximately 9,500 tons of soil/fill exceeding Restricted Residential Use Soil Cleanup Objectives (RRSCOs) across the site;
- Collection and analysis of post-remedial soil samples to confirm attainment of RRSCOs.
- Importation of approximately 4,100 tons of clean material that meets the established SCOs for use as backfill;
- Placement of a sitewide engineered composite cover system, which may include buildings, asphalt, concrete, or hardscape material, or at least 2 feet of clean fill;
- Installation of an active sub-slab depressurization system under the building foundation slab, including a vapor barrier system, to mitigate the potential for soil vapor intrusion into the building;
- Installation of a horizontal soil vapor extraction to remove and prevent off-site migration of volatile organic compounds (VOCs) from the subsurface;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for:(1) Institutional and Engineering Controls (IC/ECs); (2) Monitoring; (3) Operation and maintenance; and (4) Reporting and,
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP;

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information") NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants)would be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is located in Brooklyn, New York and is identified as Block 2269 and Lot 25 on the Kings County Tax Map. The Site is situated on a 0.63-acre lot bounded by Gerry Street to the north, Bartlett Street to the south, Throop Avenue to the east, an unoccupied manufacturing structure and multi-family residential structure to the west.

The site was developed as early as 1887 with commercial and residential structures. The southern-central portion of the site was occupied by an automotive repair facility from at least 1965 to 1989. All previous on-site buildings were demolished by 2008.

The proposed redevelopment for the site includes a 9-story multi-family residential building with 140 affordable housing units, a community center, and a workforce development office. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224324) at:

https://extapps.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

Broadway Triangle Site C (Site No.: C224324) February 2024 Fact Sheet (Page 2)

BROWNFIELD CLEANUP PROGRAM

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 may 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:
https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield

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Questions?

FACT SHEET

Brownfield Cleanup Program

60-66 Gerry Street Site
60 – 66 Gerry Street
Brooklyn, NY 11206

SITE No. C224396
NYSDEC REGION 2

September 2024

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 60-66 Gerry Street site ("site") located at 60 – 66 Gerry Street, Brooklyn, NY, 11206. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 12th through October 27th, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: https://extapps.dec.ny.gov/data/DecDocs/C224396/.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of the upper 2 feet of soil across the site;
- Source area excavation and off-site disposal of chlorinated volatile organic compound (CVOC) impacted soil to approximately 11 feet below surface grade throughout most of the site;
- Treatment of CVOC-contaminated groundwater with in-situ (" in place") bioremediation injections from approximately 11 feet to 32 feet below grade;
- Collection and analysis of post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system to address contamination remaining above restricted residential use soil cleanup objectives;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Performance of a post remedial Indoor Air Survey

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s): https://extapps.dec.ny.gov/data/DecDocs/C224396/.

New York Public Library – Williamsburg Branch
240 Division Avenue at Marcy Avenue
Brooklyn, NY 11211
(718) 302-3485

Brooklyn Community Board 1
435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Madeleine Babick, Project Manager
NYSDEC
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions
Stephanie Selmer
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7864
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems;
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

The proposed remedy was developed by 66 Gerry LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report" which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is 0.23-acres and is part of the "Site D" portion of the former Pfizer Voluntary Cleanup Program (VCP) site (No. V00350). The site is bordered on the north by Gerry Street; to the east by an undeveloped BCP site (No. C224366) followed by Throop Avenue; to the south by a portion of BCP Site No. C224366, another undeveloped BCP site (No. C224333), and a 3-story mixed-use commercial/residential building; and to the west by a 7-story mixed-use commercial/residential building that stands on former VCP Site No. V00350 followed by Harrison Avenue.

The site is currently undeveloped and consists of an asphalt-paved parking lot. Historically, the site was occupied by a dry cleaners in the 1930s and a tetrachloroethylene (PCE) reclamation facility in the 1950s. Pfizer Inc. occupied a former one-story building on the site since 1965, and owned and occupied the surrounding buildings since 1947. Pfizer used the site for storage purposes and general maintenance work supporting the Pfizer Brooklyn facility. Arlington Press Inc., a company that specialized in labels and package inserts for the pharmaceutical industry, leased this facility from Pfizer from January 1987 to the end of 2007. The site had been vacant since 2008 and the on-site building was demolished by 2017.

The Site will be redeveloped with two seven-story residential buildings. The proposed joint foundation for both buildings will cover approximately 90% of the Site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224396) at: https://extapps.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated solvent volatile organic compounds (CVOCs) in soil, soil vapor, and groundwater. Other contaminants of concern include petroleum-related Volatile Organic Compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil, and petroleum VOCs in soil vapor.

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BROWNFIELD CLEANUP PROGRAM

Site Location

NEW YORK STATE | Department of Environmental Conservation

Kathy Hochul, Governor | **Sean Mahar**, Interim Commissioner www.dec.ny.gov

Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español **Spanish**	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 **Simplified Chinese**	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский **Russian**	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש **Yiddish**	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি **Bengali**	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 **Korean**	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen **Haitian Creole**	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
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العربية **Arabic**	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języky Polski **Polish**	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Madeleine Babick, (718) 482-4992, madeleine.babick@dec.ny.gov

NYS DEC
Remedy Proposed for
Brownfield Site Cleanup

60 – 66 Gerry Street
Brooklyn, NY 11206

SITE No. C224396
NYSDEC REGION 2

Presented by Steve Chesler
Chair, Environmental Protection Committee
Brooklyn Community Board #1

Proposal Summary

The public is invited to comment on a **proposed remedy** being r**eviewed by the New York State Department of Environmental Conservation (NYSDEC),** in consultation **with the New York State Department of Health (NYSDOH),** to address contamination related to the 60-66 Gerry Street site (“site”) located at 60 – 66 Gerry Street, Brooklyn, NY, 11206. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the **site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.** To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC **is accepting written comments** about the proposed plan, called a “Draft **Remedial Action Work Plan (RAWP)**” for **45 days**, from September 12th **through October 27th, 2024.**

Proposal Summary

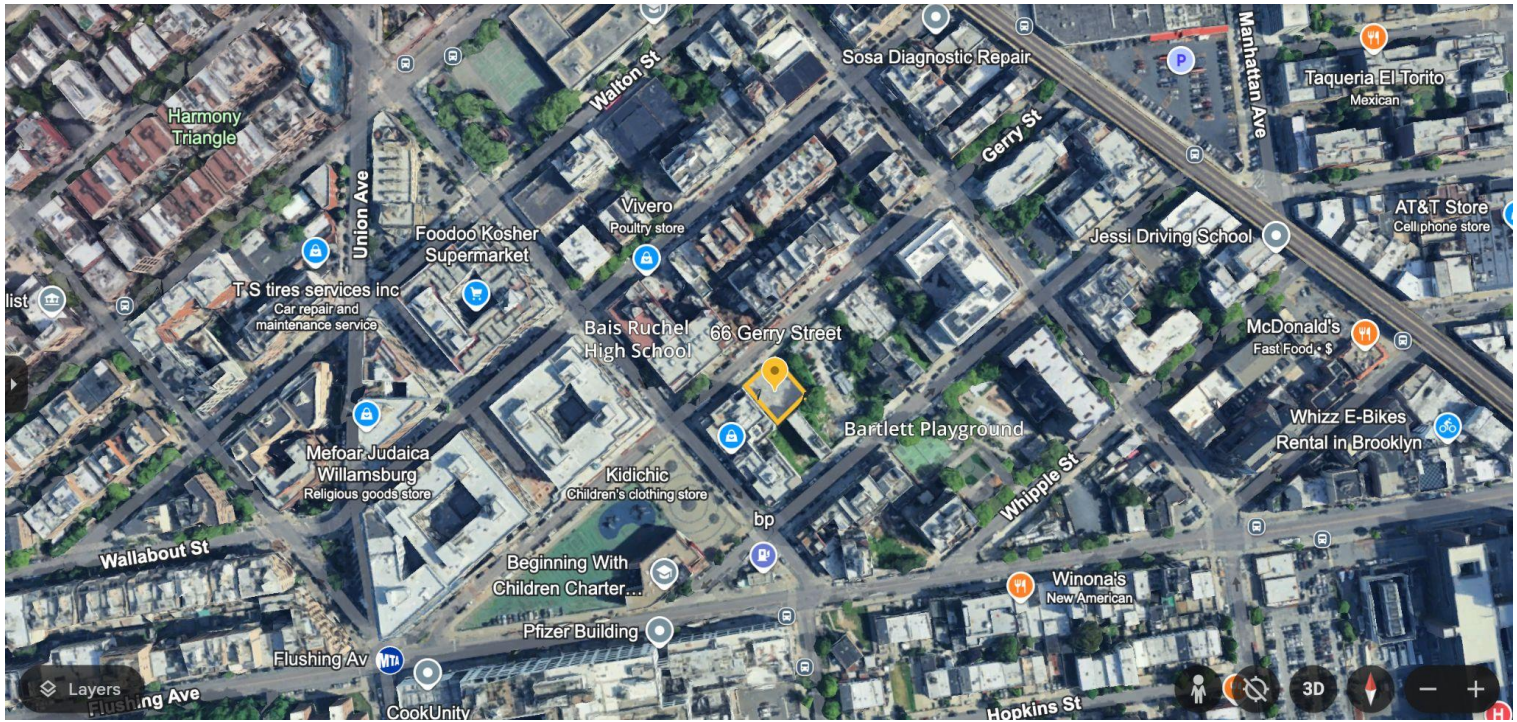
Access the RAWP and other project documents online through the DECinfo Locator: **https://extapps.dec.ny.gov/data/DecDocs/C224396/**.

- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

Madeleine Babick, Project Manager NYSDEC One Hunters Point Plaza, 47-40 21st Street Long Island City, NY 11101 (718) 482-4992 madeleine.babick@dec.ny.gov	Stephanie Selmer NYSDOH, Bureau of Env. Exposure Investigation Empire State Plaza, Corning Tower, Room 1787 Albany, NY 12237 (518) 402-7864 beei@health.ny.gov

Site Location

Site Location Detail



Nearby Facilities

Within a 500-foot radius, a search for schools, hospitals, day care facilities, and churches identified the **Bais Ruchel High School** (177 Harrison Avenue) located adjacent to the north of the Site across Gerry Street and **Beginning with Children Charter School** (11 Bartlett Street) located approximately 391 feet to the southwest of the Site.

Proposal Summary

The proposed remedy was developed by **66 Gerry LLC (“applicant”)** after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report” which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Proposal Summary

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy.

The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Project Duration: October 2024 - February 2025

Proposal Summary

Site Description: The site is 0.23-acres and is part of the “Site D” portion of the former Pfizer Voluntary Cleanup Program (VCP) site (No. V00350). The site is bordered on the north by Gerry Street; to the east by an undeveloped BCP site (No. C224366) followed by Throop Avenue; to the south by a portion of BCP Site No. C224366, another undeveloped BCP site (No. C224333), and a 3-story mixed-use commercial/residential building; and to the west by a 7-story mixed-use commercial/residential building that stands on former VCP Site No. V00350 followed by Harrison Avenue.

Proposal Summary

Site Description Continued: The site is currently undeveloped and consists of an asphalt-paved parking lot. Historically, the site was occupied by a dry cleaners in the 1930s and a **tetrachloroethylene (PCE) reclamation facility** in the 1950s. Pfizer Inc. occupied a former one-story building on the site since 1965, and owned and occupied the surrounding buildings since 1947. Pfizer used the site for storage purposes and general maintenance work supporting the Pfizer Brooklyn facility. Arlington Press Inc., a company that specialized in labels and package inserts for the pharmaceutical industry, leased this facility from Pfizer from January 1987 to the end of 2007. The site had been vacant since 2008 and the on-site building was demolished by 2017.

Proposal Summary

Site Description Continued: The Site will be redeveloped with two seven-story residential buildings. The proposed joint foundation for both buildings will cover approximately 90% of the Site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224396) at:
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Summary of the Investigation

The primary contaminants of concern at the site are **chlorinated solvent volatile organic compounds (CVOCs) in soil, soil vapor, and groundwater.**

Other contaminants of concern include **petroleum-related Volatile Organic Compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil, and petroleum VOCs in soil vapor.**

Prevalent Contaminants of Concern

Chlorinated solvents (CVOCs)

- Tetrachloroethylene (PCE)
- Trichloroethylene (TCE)
- Vinyl Chloride
- cis-1,2-Dichloroethylene (DCE)

Volatile Organic Compounds (VOCs) - Polycyclic Aromatic Hydrocarbons (PAHs), BTEX

- Benzene
- Naphthalene
- Toluene
- Xylenes

Semi-volatile Organic Compounds (SVOCs)

- Many!

Prevalent Contaminants of Concern

PFAS compounds

- Perfluorooctanesulfonic acid (PFOS)
- Perfluorooctanoic acid (PFOA)

Metals

- Mercury
- Arsenic
- Barium
- Lead
- Cadmium
- Copper
- Nickel
- Zinc

Hazardous Health Effects of PCE

Per EPA:

Effects resulting from **acute (short term) high-level inhalation exposure** of humans to tetrachloroethylene include **irritation of the upper respiratory tract and eyes, kidney dysfunction**, and **neurological effects** such as **reversible mood and behavioral changes, impairment of coordination, dizziness, headache, sleepiness, and unconsciousness.** The **primary effects** from **chronic (long term) inhalation exposure** are **neurological**, including **impaired cognitive and motor neurobehavioral performance**. Tetrachloroethylene exposure may also cause **adverse effects in the kidney, liver, immune system and hematologic system, and on development and reproduction**. Studies of people exposed in the workplace have found **associations** with several types of **cancer including bladder cancer, non-Hodgkin lymphoma, multiple myeloma**. EPA has classified tetrachloroethylene as **likely to be carcinogenic to humans**.

Hazardous Health Effects of TCE

Per EPA:

Acute (short-term) and chronic (long-term) inhalation exposure to trichloroethylene can **affect the human central nervous system** (CNS), with **symptoms such as dizziness, headaches, confusion, euphoria, facial numbness, and weakness**. **Liver, kidney, immunological, endocrine, and developmental effects** have also been reported in humans. A recent analysis of available epidemiological studies reports trichloroethylene exposure to be **associated with several types of cancers in humans, especially kidney, liver, cervix, and lymphatic system. Animal studies have reported increases in lung, liver, kidney, and testicular tumors and lymphoma**. The Agency is currently reassessing the cancer classification of trichloroethylene.

Hazardous Health Effects of BTEX

Per CDC:

Benzene, toluene, ethylbenzene, and xylenes (BTEX). All four components can **produce neurological impairment**, and **benzene can additionally cause hematological effects** which may ultimately **lead to aplastic anemia and development of acute myelogenous leukemia.** Concern for the **carcinogenicity of BTEX is also raised by evidence that ethylbenzene is carcinogenic.**

Hazardous Health Effects of PFAS

Per EPA:

Per- and Polyfluoroalkyl Substances (PFAS).

Current peer-reviewed scientific studies have shown that exposure to certain levels of PFAS may lead to:

- Reproductive effects such as decreased fertility or increased high blood pressure in pregnant women.
- Developmental effects or delays in children, including low birth weight, accelerated puberty, bone variations, or behavioral changes.
- Increased risk of some cancers, including prostate, kidney, and testicular cancers.
- Reduced ability of the body's immune system to fight infections, including reduced vaccine response.
- Interference with the body's natural hormones.
- Increased cholesterol levels and/or risk of obesity.

Hazardous Health Effects of Heavy Metals

Per NIH:

Several acute and chronic toxic effects of heavy metals affect different body organs. **Gastrointestinal and kidney dysfunction, nervous system disorders, skin lesions, vascular damage, immune system dysfunction, birth defects, and cancer** are examples of the complications of heavy metals toxic effects. **High-dose** heavy metals exposure, particularly mercury and lead, may induce **severe complications such as abdominal colic pain, bloody diarrhea, and kidney failure. Low-dose exposure** is a subtle and hidden threat, unless repeated regularly, which may then be diagnosed by its complications, e.g., **neuropsychiatric disorders including fatigue, anxiety, and detrimental impacts on intelligence quotient (IQ) and intellectual function in children. Carcinogenic metals** such as **arsenic, cadmium, and chromium can disrupt DNA synthesis and repair.**

RAWP Diagram Excerpts

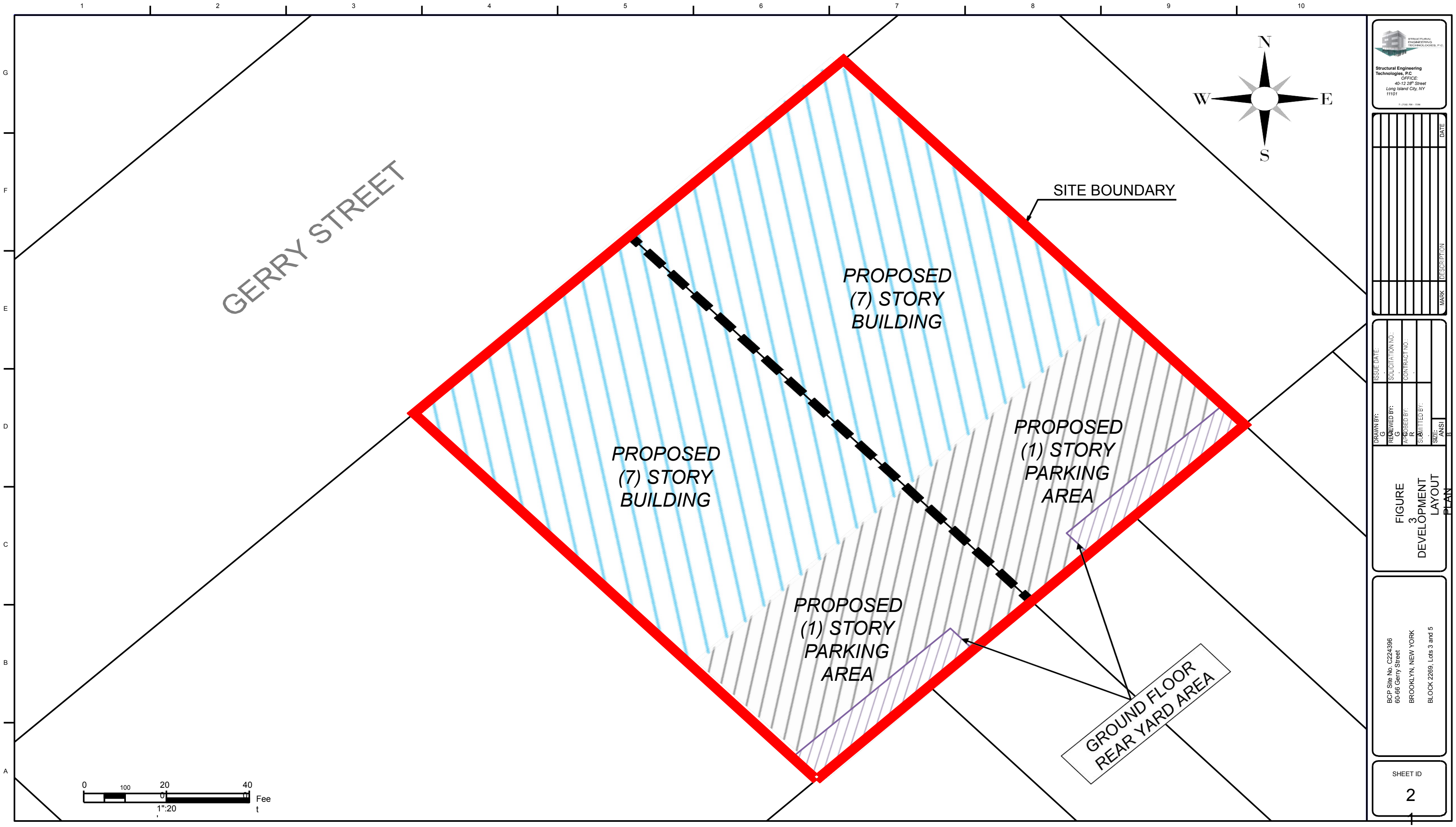
60-66 GERRY STREET
60-66 GERRY STREET
BROOKLYN, NEW YORK
BLOCK 2269, LOT 3 and LOT 5

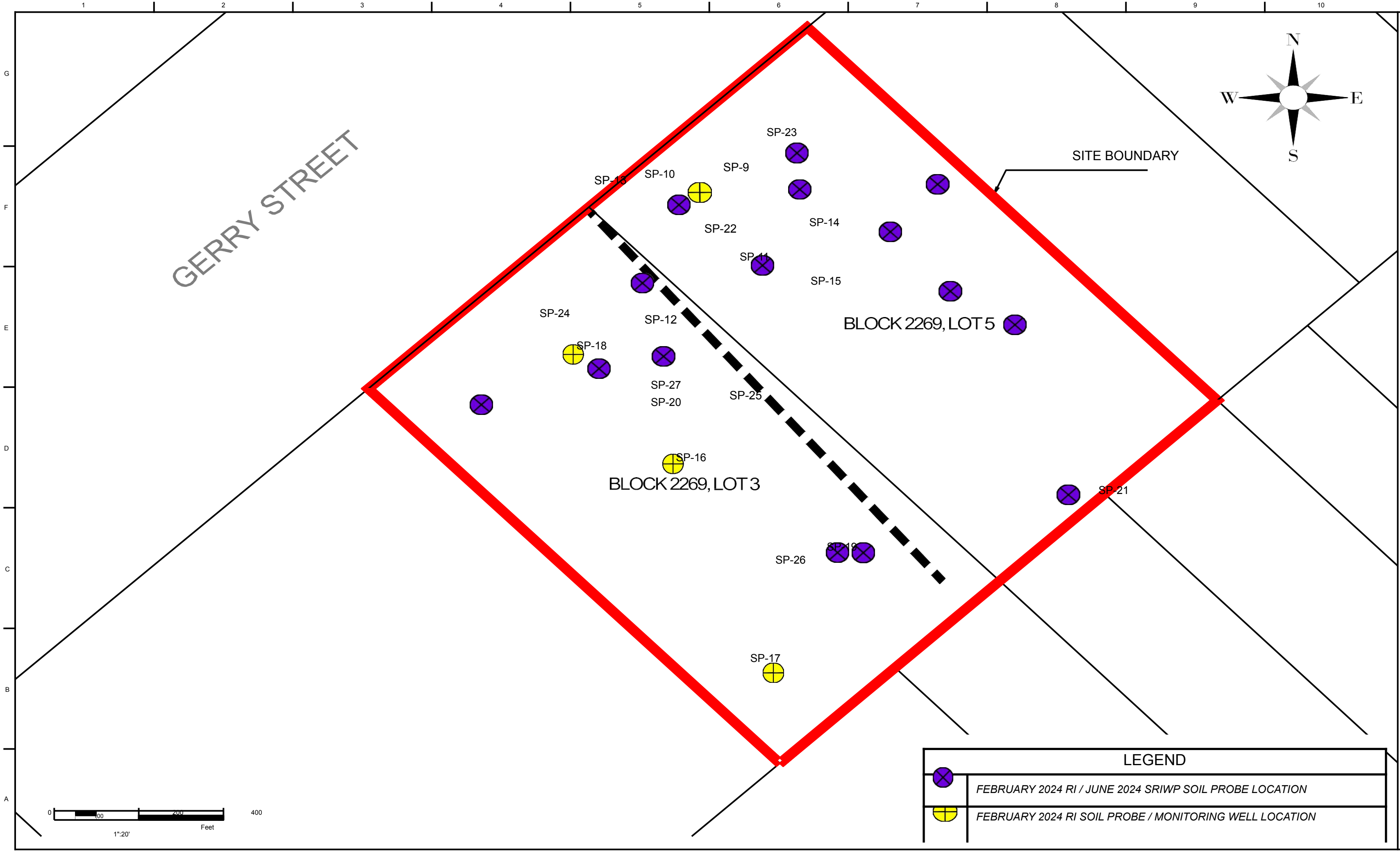
REMEDIAL ACTION WORK PLAN
NYSDEC BCP SITE NUMBER: C224396

Prepared for:
66 Gerry, LLC
Mr. Rafael Rabinowitz
505 Flushing Avenue #1D
Brooklyn, New York 11205

Prepared by:
Structural Engineering Technologies, P.C.
40-12 28th Street
Long Island City, NY 11101
info@set-ny.com
718-706-7196

AUGUST 2024


GERRY STREET
PROPOSED (7) STORY BUILDING
PROPOSED (7) STORY BUILDING
PROPOSED (1) STORY PARKING AREA
PROPOSED (1) STORY PARKING AREA
SITE BOUNDARY
GROUND FLOOR REAR YARD AREA
N
S
E
W
0
20
40
Feet
1":20'
Structural Engineering Technologies, P.C
OFFICE:
40-12 28th Street
Long Island City, NY 11101
T: (718) 706 - 7196
MARK
DESCRIPTION
DATE
ISSUE DATE:
SOLICITATION NO.:
CONTRACT NO.:
DRAWN BY:
REVIEWED BY:
APPROVED BY:
SUBMITTED BY:
SIZE:
ANSI B
FIGURE 3
DEVELOPMENT LAYOUT PLAN
BCP Site No. C224396
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5
SHEET ID
2



Structural Engineering Technologies, P.C

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CONTRACT NO.:
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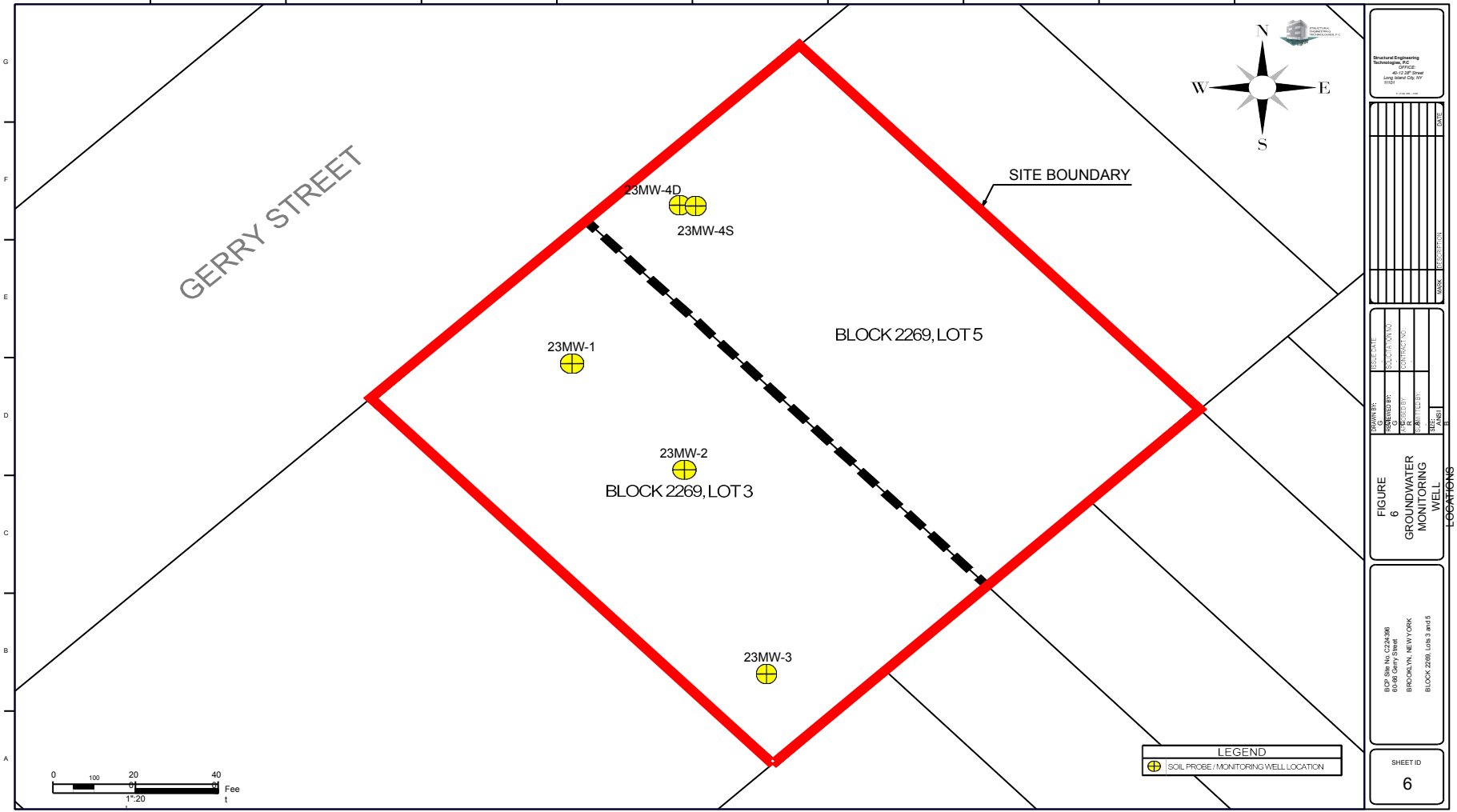
SUBMITTED BY:
SIZE

FIGURE 5

BCP Site No. C224396
60-66 Gerry Street
BROOKLYN, NEW YORK

SITE-WIDE SOIL SAMPLING
BLOCK 2269, Lots 3 and 5
LOCATIONS

SHEET ID
5


GERRY STREET
SITE BOUNDARY
23MW-4D
23MW-4S
23MW-1
BLOCK 2269, LOT 5
23MW-2
BLOCK 2269, LOT 3
23MW-3
N
S
E
W
LEGEND
SOIL PROBE / MONITORING WELL LOCATION
0
100
20
40
Fee
1"=20'
Structural Engineering Technologies, P.C.
OFFICE
40-12 28th Street
Long Island City, NY
11101
DATE
DESCRIPTION
MARK
DRAWN BY:
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ISSUE DATE:
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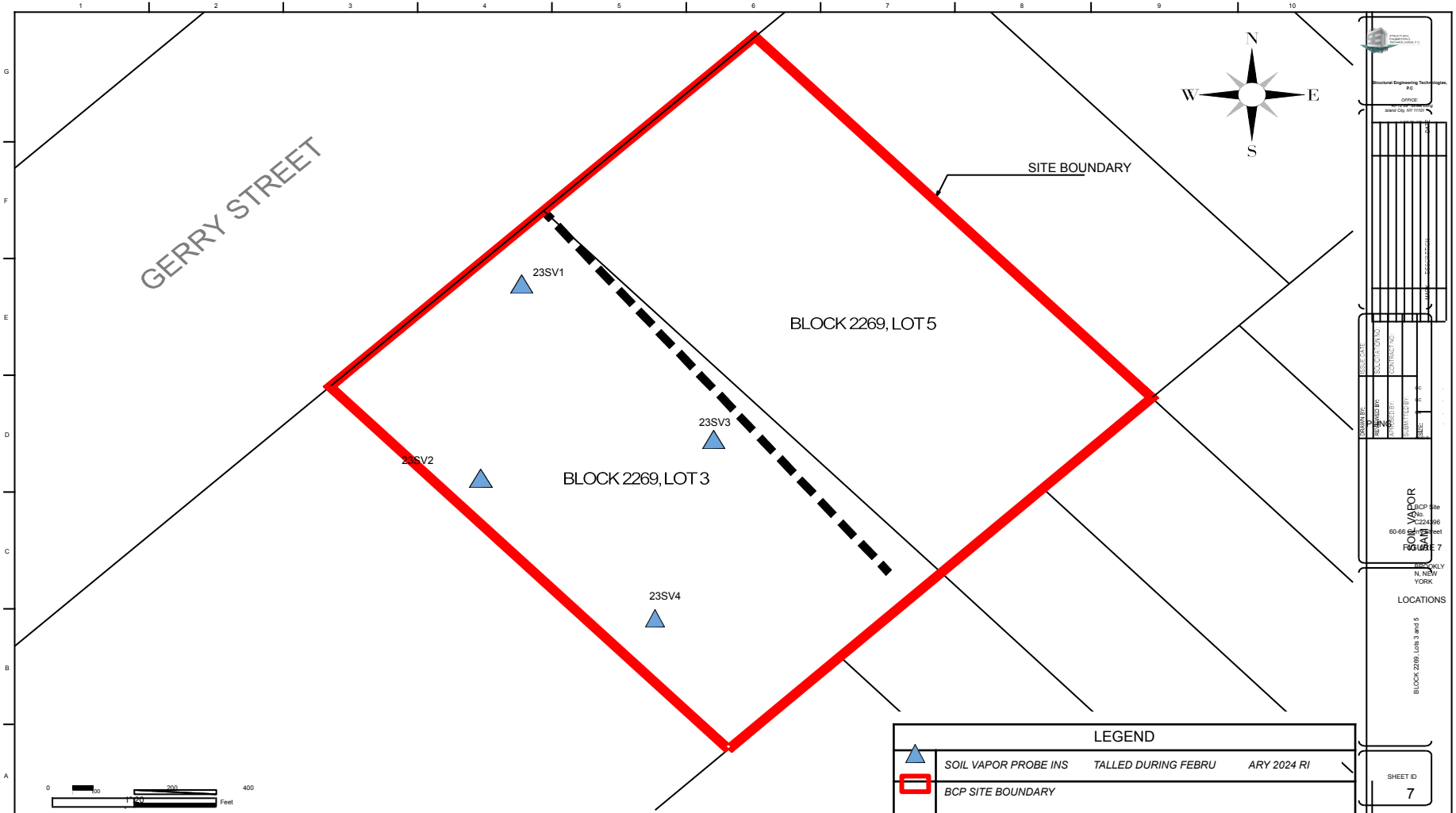
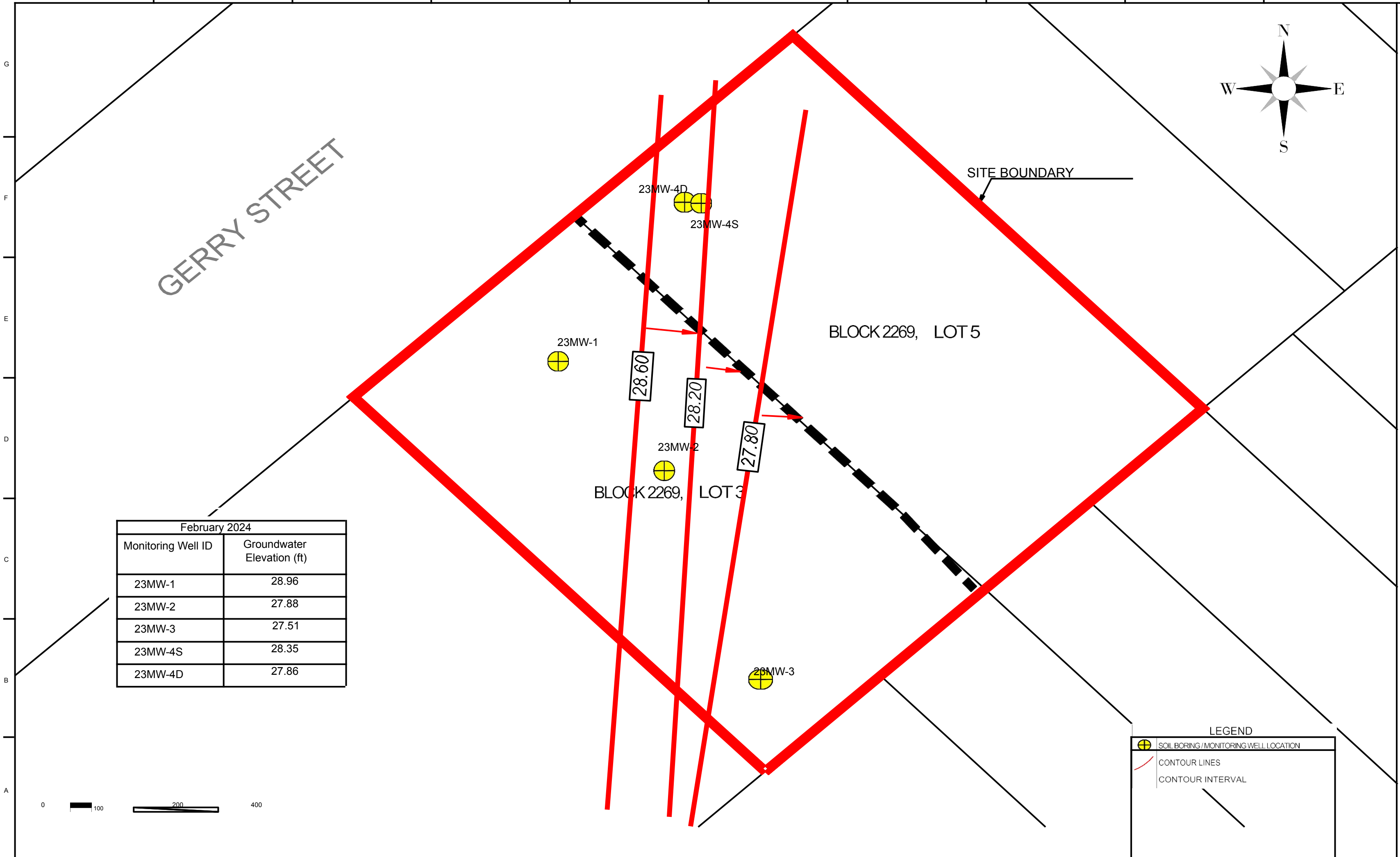
CONTRACT NO.
ISSUED BY:
SUBMITTED BY:
FILE:
ANSI
FIGURE 6
GROUNDWATER MONITORING WELL LOCATIONS
BCP Site No. C224366
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5
SHEET ID
6


GERRY STREET
SITE BOUNDARY
23SV1
23SV2
23SV3
23SV4
BLOCK 2269, LOT 5
BLOCK 2269, LOT 3
N
S
E
W
LEGEND
SOIL VAPOR PROBE INS TALLED DURING FEBRU ARY 2024 RI
BCP SITE BOUNDARY
0 100 200 400
1 inch = 120 Feet
Structural Engineering Technologies, P.C
OFFICE:
Island City, NY 11101
DATE:
DRAWN BY:
REVIEWED BY:
PROJECT NO:
SOIL VAPOR SAMPLING
BCP Site No. C224106
60-66 Gerry Street
FIGURE 7
BROOKLYN, NEW YORK
LOCATIONS
BLOCK 2269, Lots 3 and 5
SHEET ID
7



February 2024	
Monitoring Well ID	Groundwater Elevation (ft)
23MW-1	28.96
23MW-2	27.88
23MW-3	27.51
23MW-4S	28.35
23MW-4D	27.86

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OFFICE:
43-12 20th Street Long Island City, NY 11101

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DESCRIPTION
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ISSUE DATE:
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CONTRACT NO.:
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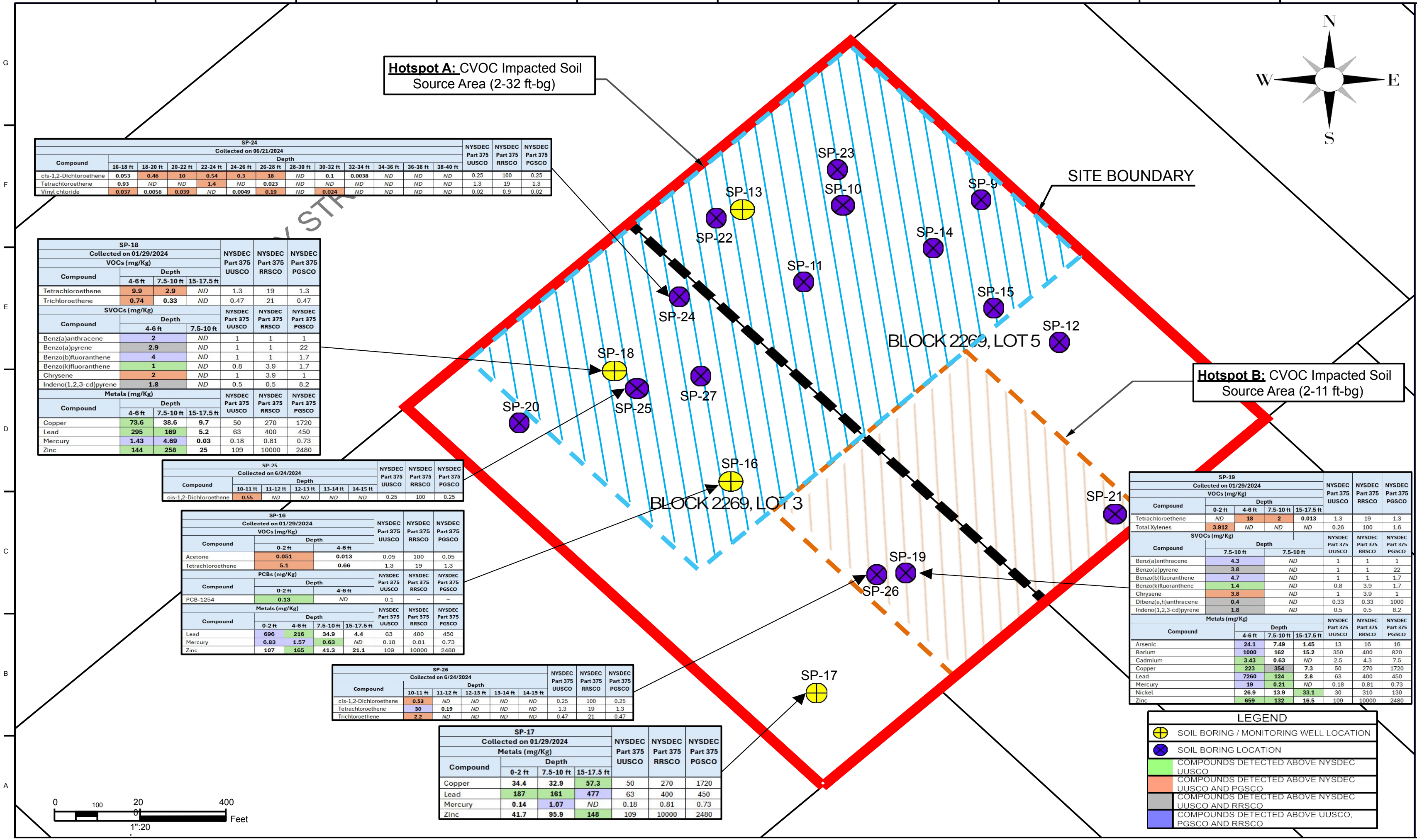
REVIEWED BY:
APROBED BY:
SUBMITTED BY:
SIZE:
FIGURE 8

GROUNDWATER CONTOUR MAP

BCP Site No. C224396
60-66 Gerry Street



SP-24 Collected on 06/21/2024 Compound	Depth 16-18 ft	18-20 ft	20-22 ft	22-24 ft	24-26 ft	26-28 ft	28-30 ft	30-32 ft	32-34 ft	34-36 ft	36-38 ft	38-40 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
cis-1,2-Dichloroethene	0.053	0.46	10	0.54	0.3	18	ND	0.1	0.0038	ND	ND	ND	0.25	100	0.25
Tetrachloroethene	0.93	ND	ND	1.4	ND	0.023	ND	ND	ND	ND	ND	ND	1.3	19	1.3
Vinyl chloride	0.037	0.0056	0.039	ND	0.0049	0.19	ND	0.024	ND	ND	ND	ND	0.02	0.9	0.02

SP-18 Collected on 01/29/2024

VOCs (mg/Kg) Compound	Depth 4-6 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Tetrachloroethene	9.9	2.9	ND	1.3	19	1.3
Trichloroethene	0.74	0.33	ND	0.47	21	0.47

SVOCs (mg/Kg) Compound	Depth 4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Benz(a)anthracene	2	ND	1	1	1
Benzo(a)pyrene	2.9	ND	1	1	22
Benzo(b)fluoranthene	4	ND	1	1	1.7
Benzo(k)fluoranthene	1	ND	0.8	3.9	1.7
Chrysene	2	ND	1	3.9	1
Indeno(1,2,3-cd)pyrene	1.8	ND	0.5	0.5	8.2

Metals (mg/Kg) Compound	Depth 4-6 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Copper	73.6	38.6	9.7	50	270	1720
Lead	295	169	5.2	63	400	450
Mercury	1.43	4.69	0.03	0.18	0.81	0.73
Zinc	144	258	25	109	10000	2480

SP-25 Collected on 6/24/2024 Compound	Depth 10-11 ft	11-12 ft	12-13 ft	13-14 ft	14-15 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
cis-1,2-Dichloroethene	0.55	ND	ND	ND	ND	0.25	100	0.25

SP-16 Collected on 01/29/2024

VOCs (mg/Kg) Compound	Depth 0-2 ft	4-6 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Acetone	0.051	0.013	0.05	100	0.05
Tetrachloroethene	5.1	0.66	1.3	19	1.3

PCBs (mg/Kg) Compound	Depth 0-2 ft	4-6 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
PCB-1254	0.13	ND	0.1	~	~

Metals (mg/Kg) Compound	Depth 0-2 ft	4-6 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Lead	696	216	34.9	4.4	63	400	450
Mercury	6.83	1.57	0.63	ND	0.18	0.81	0.73
Zinc	107	165	41.3	21.1	109	10000	2480

SP-26 Collected on 6/24/2024 Compound	Depth 10-11 ft	11-12 ft	12-13 ft	13-14 ft	14-15 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
cis-1,2-Dichloroethene	0.53	ND	ND	ND	ND	0.25	100	0.25
Tetrachloroethene	30	0.19	ND	ND	ND	1.3	19	1.3
Trichloroethene	2.2	ND	ND	ND	ND	0.47	21	0.47

SP-17 Collected on 01/29/2024 Metals (mg/Kg) Compound	Depth 0-2 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Copper	34.4	32.9	57.3	50	270	1720
Lead	187	161	477	63	400	450
Mercury	0.14	1.07	ND	0.18	0.81	0.73
Zinc	41.7	95.9	148	109	10000	2480

SP-19 Collected on 01/29/2024

VOCs (mg/Kg) Compound	Depth 0-2 ft	4-6 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Tetrachloroethene	ND	18	2	0.013	1.3	19	1.3
Total Xylenes	3.912	ND	ND	ND	0.26	100	1.6

SVOCs (mg/Kg) Compound	Depth 7.5-10 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Benz(a)anthracene	4.3	ND	1	1	1
Benzo(a)pyrene	3.8	ND	1	1	22
Benzo(b)fluoranthene	4.7	ND	1	1	1.7
Benzo(k)fluoranthene	1.4	ND	0.8	3.9	1.7
Chrysene	3.8	ND	1	3.9	1
Dibenz(a,h)anthracene	0.4	ND	0.33	0.33	1000
Indeno(1,2,3-cd)pyrene	1.8	ND	0.5	0.5	8.2

Metals (mg/Kg) Compound	Depth 4-6 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Arsenic	24.1	7.49	1.45	13	16	16
Barium	1000	162	15.2	350	400	820
Cadmium	3.43	0.63	ND	2.5	4.3	7.5
Copper	223	354	7.3	50	270	1720
Lead	7260	124	2.8	63	400	450
Mercury	19	0.21	ND	0.18	0.81	0.73
Nickel	26.9	13.9	33.1	30	310	130
Zinc	659	132	16.5	109	10000	2480

LEGEND

- SOIL BORING / MONITORING WELL LOCATION
- SOIL BORING LOCATION
- COMPOUNDS DETECTED ABOVE NYSDEC UUSCO
- COMPOUNDS DETECTED ABOVE NYSDEC UUSCO AND PGSCO
- COMPOUNDS DETECTED ABOVE NYSDEC UUSCO AND RRSCO
- COMPOUNDS DETECTED ABOVE UUSCO, PGSCO AND RRSCO

Structural Engineering Technologies, P.C
OFFICE:
40-12 28th Street
Long Island City, NY
11101 (718) 706 - 7196

MARK	DESCRIPTION	DATE

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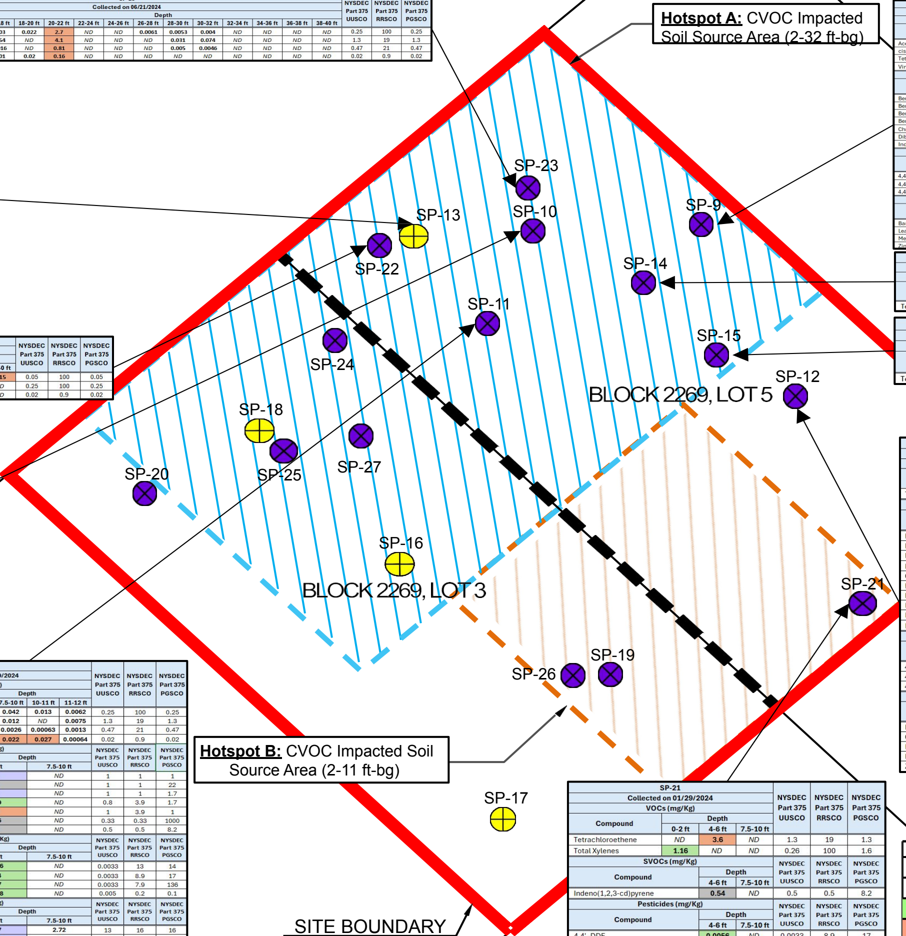
REVIEWED BY: G
APPROBED BY: R
SUBMITTED BY: .
SIZE: ANSI B
ISSUE DATE: .
SOLICITATION NO.: .
CONTRACT NO.: .

FIGURE 9A
COMPOUNDS DETECTED ABOVE STANDARDS IN SOIL SAMPLES IN LOT 3

BCP Site No. 224396
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5

FIGURE NO.
9A



SP-23, Collected on 06/21/2024

Compound	16-18 ft	18-20 ft	20-22 ft	22-24 ft	24-26 ft	26-28 ft	28-30 ft	30-32 ft	32-34 ft	34-36 ft	36-38 ft	38-40 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
cis-1,2-Dichloroethene	0.03	0.022	2.7	ND	ND	0.0061	0.0053	0.004	ND	ND	ND	ND	0.25	100	0.25
Tetrachloroethene	0.54	ND	4.1	ND	ND	ND	0.031	0.074	ND	ND	ND	ND	1.3	19	1.3
Trichloroethene	0.016	ND	0.81	ND	ND	ND	0.005	0.0046	ND	ND	ND	ND	0.47	21	0.47
Vinyl chloride	0.01	0.02	0.16	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.02	0.9	0.02

SP-13, Collected on 01/29/2024

VOCs (mg/Kg)

Compound	0-2 ft	7.5-10 ft	10-11 ft	11-12 ft	12-13 ft	13-14 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Acetone	0.06	0.052	0.17	0.21	0.044	0.038	0.013	0.05	100	0.05
cis-1,2-Dichloroethene	0.7	0.037	0.72	0.042	0.015	0.026	0.35	0.25	100	0.25
Tetrachloroethene	0.064	1.8	1.8	0.0077	ND	ND	1.8	1.3	19	1.3
Trichloroethene	0.021	0.31	0.87	0.0039	ND	ND	0.0015	0.47	21	0.47
Vinyl chloride	0.68	0.0053	0.2	1.3	0.28	0.17	0.18	0.02	0.9	0.02

SVOCs (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Benz(a)anthracene	1.3	ND	1	1	1
Benzo(a)pyrene	1.2	ND	1	1	22
Benzo(b)fluoranthene	1.6	ND	1	1	1.7
Chrysene	1.3	ND	1	3.9	1
Indeno(1,2,3-cd)pyrene	0.75	ND	0.5	0.5	8.2

PCBs (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
PCB-1254	0.13	ND	0.1	~	~

Pesticides (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
4,4' -DDD	0.019	ND	0.0033	13	14
4,4' -DDE	0.071	ND	0.0033	8.9	17
4,4' -DDT	0.14	ND	0.0033	7.9	136

Metals (mg/Kg)

Compound	4-6 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Barium	1080	56.9	11.4	350	400	820
Cadmium	5.46	ND	ND	2.5	4.3	7.5
Copper	1490	25.9	5.3	50	270	1720
Lead	6330	20.6	7.3	63	400	450
Mercury	2.11	0.21	ND	0.18	0.81	0.73
Nickel	158	11.6	6.56	30	310	130
Zinc	6610	39	18.1	109	10000	2480

SP-22, Collected on 06/21/2024

Compound	16-18 ft	18-20 ft	20-22 ft	22-24 ft	24-26 ft	26-28 ft	28-30 ft	30-32 ft	32-34 ft	34-36 ft	36-38 ft	38-40 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Acetone	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	0.15	0.05	100	0.05
cis-1,2-Dichloroethene	0.14	0.04	0.16	0.5	0.82	0.01	ND	0.96	ND	0.037	ND	ND	0.25	100	0.25
Vinyl chloride	0.096	ND	0.0046	ND	0.069	ND	ND	0.054	ND	0.0087	ND	ND	0.02	0.9	0.02

SP-10, Collected on 01/29/2024

VOCs (mg/Kg)

Compound	4-6 ft	7.5-10 ft	10-11 ft	11-12 ft	12-13 ft	13-14 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Benzene	ND	ND	0.1	0.00059	ND	ND	ND	0.06	4.8	0.06
cis-1,2-Dichloroethene	0.0096	4.7	30	5.1	2.2	0.12	9	0.25	100	0.25
Naphthalene	1.6	ND	66	1.1	0.0016	ND	3.5	12	100	12
Tetrachloroethene	2.6	7	11	1	0.0031	ND	5.9	1.3	19	1.3
Toluene	ND	0.00073	0.89	0.003	ND	ND	ND	0.7	100	0.7
Total Xylenes	ND	ND	3.5	0.0094	0.0013	ND	0.00098	0.26	100	1.6
trans-1,2-Dichloroethene	ND	0.05	0.22	0.0077	0.0018	ND	0.002	0.19	100	0.19
Trichloroethene	0.0078	0.84	0.93	0.042	0.0014	ND	0.9	0.47	21	0.47
Vinyl chloride	0.006	7.1	9.4	2	1.1	0.24	3.3	0.02	0.9	0.02

SVOCs (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
2-Methylphenol (o-cresol)	0.38	ND	0.33	100	0.33
Benz(a)anthracene	26	ND	1	1	1
Benzo(a)pyrene	28	ND	1	1	22
Benzo(b)fluoranthene	36	ND	1	1	1.7
Benzo(k)fluoranthene	6.3	ND	0.8	3.9	1.7
Chrysene	26	ND	1	3.9	1
Dibenz(a,h)anthracene	5	ND	0.33	0.33	1000
Indeno(1,2,3-cd)pyrene	14	ND	0.5	0.5	8.2
Phenol	0.61	ND	0.33	100	0.33

Pesticides (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
4,4' -DDD	0.0088	ND	0.0033	13	14
4,4' -DDE	0.015	ND	0.0033	8.9	17
4,4' -DDT	0.072	ND	0.0033	7.9	136

Metals (mg/Kg)

Compound	4-6 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Barium	427	108	33.3	350	400	820
Lead	166	146	10.8	63	400	450
Mercury	0.45	0.24	0.06	0.18	0.81	0.73
Zinc	264	59.7	30.7	109	10000	2480

SP-11, Collected on 01/29/2024

VOCs (mg/Kg)

Compound	4-6 ft	7.5-10 ft	10-11 ft	11-12 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
cis-1,2-Dichloroethene	0.66	0.042	0.013	0.0062	0.25	100	0.25
Tetrachloroethene	13	0.012	ND	0.0075	1.3	19	1.3
Trichloroethene	0.61	0.0026	0.00063	0.0013	0.47	21	0.47
Vinyl chloride	0.049	0.022	0.027	0.00064	0.02	0.9	0.02

SVOCs (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Benz(a)anthracene	2.4	ND	1	1	1
Benzo(a)pyrene	2.6	ND	1	1	22
Benzo(b)fluoranthene	3.4	ND	1	1	1.7
Benzo(k)fluoranthene	0.99	ND	0.8	3.9	1.7
Chrysene	2.2	ND	1	3.9	1
Dibenz(a,h)anthracene	0.36	ND	0.33	0.33	1000
Indeno(1,2,3-cd)pyrene	1.9	ND	0.5	0.5	8.2

Pesticides (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
4,4' -DDD	0.066	ND	0.0033	13	14
4,4' -DDE	0.14	ND	0.0033	8.9	17
4,4' -DDT	0.27	ND	0.0033	7.9	136
Dieldrin	0.018	ND	0.005	0.2	0.1

Metals (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Arsenic	35.7	2.72	13	16	16
Barium	993	45	350	400	820
Cadmium	4.73	0.76	2.5	4.3	7.5
Copper	1280	17.7	50	270	1720
Lead	5170	9.7	63	400	450
Mercury	1.01	0.07	0.18	0.81	0.73
Zinc	4610	33.5	109	10000	2480

SP-9, Collected on 01/29/2024

VOCs (mg/Kg)

Compound	7.5-10 ft	10-11 ft	11-12 ft	12-13 ft	13-14 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Acetone	ND	ND	ND	0.029	ND	0.065	0.05	100	0.05
cis-1,2-Dichloroethene	0.0063	0.1	0.043	0.36	0.006	0.061	0.25	100	0.25
Tetrachloroethene	1.9	4.8	1.1	3.4	0.0021	1.2	1.3	19	1.3
Vinyl chloride	ND	0.0042	0.00087	0.018	0.022	0.011	0.02	0.9	0.02

SVOCs (mg/Kg)

Compound	4.6 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Benz(a)anthracene	1.4	5.6	ND	1	1	1
Benzo(a)pyrene	1.5	6.2	ND	1	1	22
Benzo(b)fluoranthene	1.8	8.3	ND	1	1	1.7
Benzo(k)fluoranthene	0.67	2.5	ND	0.8	3.9	1.7
Chrysene	1.5	5.5	ND	1	3.9	1
Dibenz(a,h)anthracene	0.22	0.79	ND	0.33	0.33	1000
Indeno(1,2,3-cd)pyrene	0.96	3.3	ND	0.5	0.5	8.2

Pesticides (mg/Kg)

Compound	4.6 ft	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
4,4' -DDD	ND	0.023	ND	0.0033	13	14
4,4' -DDE	ND	0.015	ND	0.0033	8.9	17
4,4' -DDT	0.0075	0.037	ND	0.0033	7.9	136

Metals (mg/Kg)

Compound	7.5-10 ft	15-17.5 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Barium	885	15.1	350	400	820
Lead	585	3.37	63	400	450
Mercury	1.22	ND	0.18	0.81	0.73
Zinc	541	11.6	109	10000	2480

SP-14, Collected on 01/29/2024

VOCs (mg/Kg)

Compound	10-11 ft	11-12 ft	12-13 ft	13-14 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Tetrachloroethene	3.1	2.1	1.5	0.64	1.3	19	1.3

SP-15, Collected on 01/29/2024

VOCs (mg/Kg)

Compound	10-11 ft	11-12 ft	13-14 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Tetrachloroethene	5.1	1.5	0.82	1.3	19	1.3

SP-12, Collected on 01/29/2024

VOCs (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Tetrachloroethene	1.6	0.0019	1.3	19	1.3

SVOCs (mg/Kg)

Compound	0-2 ft	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Benz(a)anthracene	5.5	36	ND	1	1	1
Benzo(a)pyrene	5.7	31	ND	1	1	22
Benzo(b)fluoranthene	7.7	34	ND	1	1	1.7
Benzo(k)fluoranthene	2.1	11	ND	0.8	3.9	1.7
Chrysene	5.5	37	ND	1	3.9	1
Dibenz(a,h)anthracene	0.89	4.2	ND	0.33	0.33	1000
Dibenzofuran	0.27	9.3	ND	7	59	210
Indeno(1,2,3-cd)pyrene	4.4	16	ND	0.5	0.5	8.2
Naphthalene	0.24	14	ND	12	100	12
Phenanthrene	7.8	120	ND	100	100	1000

Pesticides (mg/Kg)

Compound	0-2 ft	4-6 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
4,4' -DDD	0.029	ND	0.0033	13	14
4,4' -DDE	0.085	ND	0.0033	8.9	17
4,4' -DDT	0.049	ND	0.0033	7.9	136

Metals (mg/Kg)

Compound	0-2 ft	4-6 ft	15-17 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Barium	439	422	22.3	350	400	820
Copper	67.9	75.8	6.1	50	270	1720
Lead	645	677	6.3	63	400	450
Mercury	0.18	0.49	0.87	0.18	0.81	0.73
Zinc	574	978	12.8	109	10000	2480

SP-21, Collected on 01/29/2024

VOCs (mg/Kg)

Compound	0-2 ft	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Tetrachloroethene	ND	3.6	ND	1.3	19	1.3
Total Xylenes	1.16	ND	ND	0.26	100	1.6

SVOCs (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Indeno(1,2,3-cd)pyrene	0.54	ND	0.5	0.5	8.2

Pesticides (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
4,4' -DDE	0.0056	ND	0.0033	8.9	17

Metals (mg/Kg)

Compound	4-6 ft	7.5-10 ft	NYSDEC Part 375 UUSCO	NYSDEC Part 375 RRSCO	NYSDEC Part 375 PGSCO
Mercury	0.00064	ND	0.00018	0.00081	0.00073

LEGEND

- SOIL BORING / MONITORING WELL LOCATION
- SOIL BORING LOCATION
- COMPOUNDS DETECTED ABOVE NYSDEC UUSCO
- COMPOUNDS DETECTED ABOVE NYSDEC UUSCO AND PGSCO
- COMPOUNDS DETECTED ABOVE NYSDEC UUSCO AND RRSCO
- COMPOUNDS DETECTED ABOVE UUSCO, PGSCO AND RRSCO

0 100 20 40 Feet
1":20

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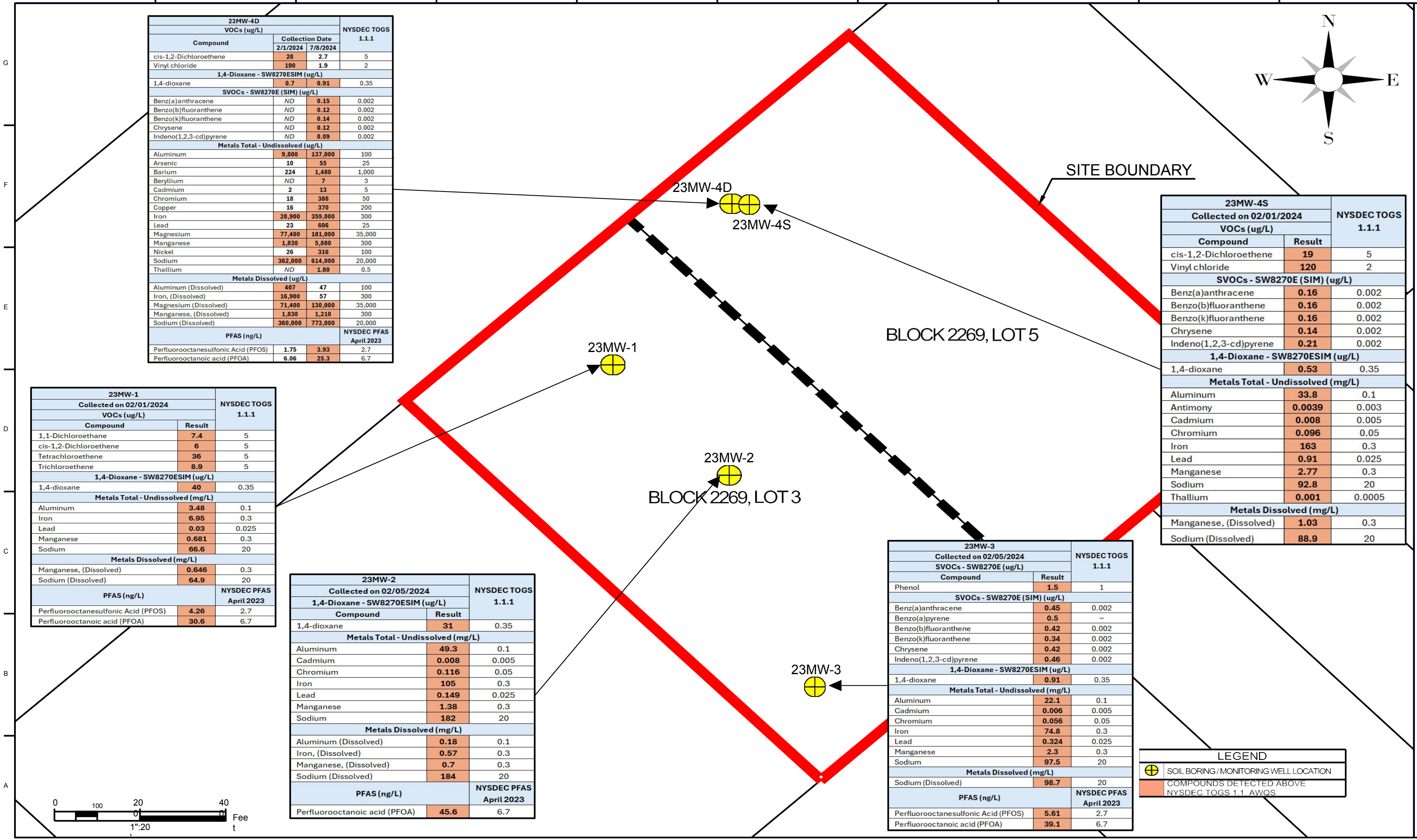
SIZE: ANSI B

FIGURE 9B
COMPOUNDS DETECTED ABOVE STANDARDS IN SOIL SAMPLES IN LOT 5

BCP Site No. 224396
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5

FIGURE NO.
9B



23MW-4D VOCs (ug/L) Compound	Collection Date 2/1/2024	Collection Date 7/8/2024	NYSDEC TOGS 1.1.1
cis-1,2-Dichloroethene	28	2.7	5
Vinyl chloride	190	1.9	2
1,4-Dioxane - SW8270ESIM (ug/L)			
1,4-dioxane	0.7	0.91	0.35
SVOCs - SW8270E (SIM) (ug/L)			
Benz(a)anthracene	*ND*	0.15	0.002
Benzo(b)fluoranthene	*ND*	0.12	0.002
Benzo(k)fluoranthene	*ND*	0.14	0.002
Chrysene	*ND*	0.12	0.002
Indeno(1,2,3-cd)pyrene	*ND*	0.09	0.002
Metals Total - Undissolved (ug/L)			
Aluminum	9,800	137,000	100
Arsenic	10	55	25
Barium	224	1,480	1,000
Beryllium	*ND*	7	3
Cadmium	2	13	5
Chromium	18	388	50
Copper	16	370	200
Iron	28,900	359,000	300
Lead	23	606	25
Magnesium	77,400	181,000	35,000
Manganese	1,830	5,880	300
Nickel	26	316	100
Sodium	362,000	614,000	20,000
Thallium	*ND*	1.80	0.5
Metals Dissolved (ug/L)			
Aluminum (Dissolved)	407	47	100
Iron, (Dissolved)	16,900	57	300
Magnesium (Dissolved)	71,400	130,000	35,000
Manganese, (Dissolved)	1,830	1,210	300
Sodium (Dissolved)	360,000	773,000	20,000
PFAS (ng/L)			**NYSDEC PFAS April 2023**
Perfluorooctanesulfonic Acid (PFOS)	1.75	3.93	2.7
Perfluorooctanoic acid (PFOA)	6.06	25.3	6.7

23MW-1 Collected on 02/01/2024 VOCs (ug/L) Compound	Result	NYSDEC TOGS 1.1.1
1,1-Dichloroethane	7.4	5
cis-1,2-Dichloroethene	6	5
Tetrachloroethene	36	5
Trichloroethene	8.9	5
1,4-Dioxane - SW8270ESIM (ug/L)		
1,4-dioxane	40	0.35
Metals Total - Undissolved (mg/L)		
Aluminum	3.48	0.1
Iron	6.95	0.3
Lead	0.03	0.025
Manganese	0.681	0.3
Sodium	66.6	20
Metals Dissolved (mg/L)		
Manganese, (Dissolved)	0.646	0.3
Sodium (Dissolved)	64.9	20
PFAS (ng/L)		**NYSDEC PFAS April 2023**
Perfluorooctanesulfonic Acid (PFOS)	4.26	2.7
Perfluorooctanoic acid (PFOA)	30.6	6.7

23MW-2 Collected on 02/05/2024 1,4-Dioxane - SW8270ESIM (ug/L) Compound	Result	NYSDEC TOGS 1.1.1
1,4-dioxane	31	0.35
Metals Total - Undissolved (mg/L)		
Aluminum	49.3	0.1
Cadmium	0.008	0.005
Chromium	0.116	0.05
Iron	105	0.3
Lead	0.149	0.025
Manganese	1.38	0.3
Sodium	182	20
Metals Dissolved (mg/L)		
Aluminum (Dissolved)	0.18	0.1
Iron, (Dissolved)	0.57	0.3
Manganese, (Dissolved)	0.7	0.3
Sodium (Dissolved)	184	20
PFAS (ng/L)		**NYSDEC PFAS April 2023**
Perfluorooctanoic acid (PFOA)	45.6	6.7

23MW-3 Collected on 02/05/2024 SVOCs - SW8270E (ug/L) Compound	Result	NYSDEC TOGS 1.1.1
Phenol	1.5	1
SVOCs - SW8270E (SIM) (ug/L)		
Benz(a)anthracene	0.45	0.002
Benzo(a)pyrene	0.5	~
Benzo(b)fluoranthene	0.42	0.002
Benzo(k)fluoranthene	0.34	0.002
Chrysene	0.42	0.002
Indeno(1,2,3-cd)pyrene	0.46	0.002
1,4-Dioxane - SW8270ESIM (ug/L)		
1,4-dioxane	0.91	0.35
Metals Total - Undissolved (mg/L)		
Aluminum	22.1	0.1
Cadmium	0.006	0.005
Chromium	0.056	0.05
Iron	74.8	0.3
Lead	0.324	0.025
Manganese	2.3	0.3
Sodium	97.5	20
Metals Dissolved (mg/L)		
Sodium (Dissolved)	98.7	20
PFAS (ng/L)		**NYSDEC PFAS April 2023**
Perfluorooctanesulfonic Acid (PFOS)	5.61	2.7
Perfluorooctanoic acid (PFOA)	39.1	6.7

23MW-4S Collected on 02/01/2024 VOCs (ug/L) Compound	Result	NYSDEC TOGS 1.1.1
cis-1,2-Dichloroethene	19	5
Vinyl chloride	120	2
SVOCs - SW8270E (SIM) (ug/L)		
Benz(a)anthracene	0.16	0.002
Benzo(b)fluoranthene	0.16	0.002
Benzo(k)fluoranthene	0.16	0.002
Chrysene	0.14	0.002
Indeno(1,2,3-cd)pyrene	0.21	0.002
1,4-Dioxane - SW8270ESIM (ug/L)		
1,4-dioxane	0.53	0.35
Metals Total - Undissolved (mg/L)		
Aluminum	33.8	0.1
Antimony	0.0039	0.003
Cadmium	0.008	0.005
Chromium	0.096	0.05
Iron	163	0.3
Lead	0.91	0.025
Manganese	2.77	0.3
Sodium	92.8	20
Thallium	0.001	0.0005
Metals Dissolved (mg/L)		
Manganese, (Dissolved)	1.03	0.3
Sodium (Dissolved)	88.9	20

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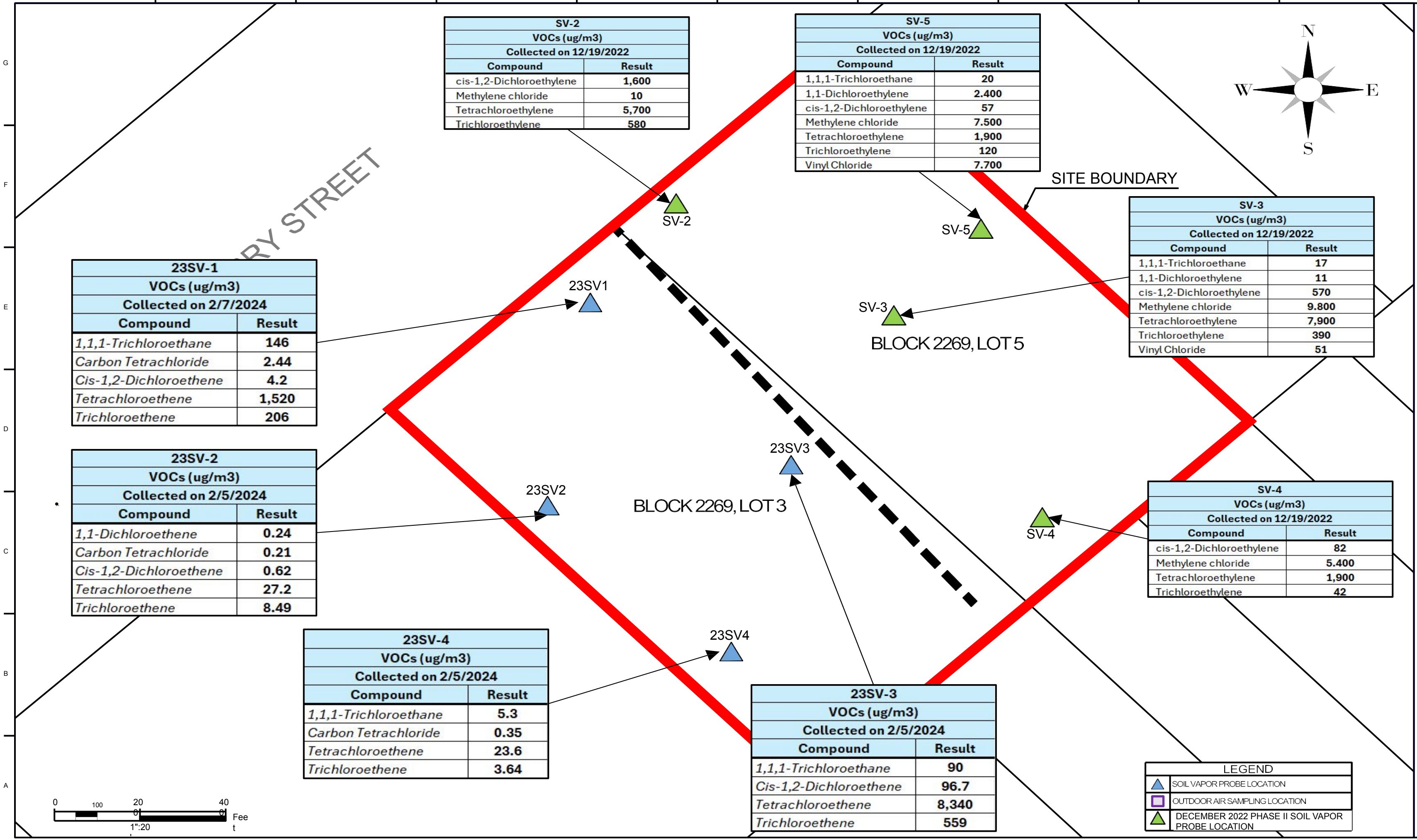
CONTRACT NO.: .

FIGURE 10
POSTED GROUNDWATER RESULTS ABOVE AWQS

BCP Site No. C224396
60-66th Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5

SHEET ID
10



SV-2	
VOCs (ug/m3)	
Collected on 12/19/2022	
Compound	Result
cis-1,2-Dichloroethylene	1,600
Methylene chloride	10
Tetrachloroethylene	5,700
Trichloroethylene	580

SV-5	
VOCs (ug/m3)	
Collected on 12/19/2022	
Compound	Result
1,1,1-Trichloroethane	20
1,1-Dichloroethylene	2.400
cis-1,2-Dichloroethylene	57
Methylene chloride	7.500
Tetrachloroethylene	1,900
Trichloroethylene	120
Vinyl Chloride	7.700

SV-3	
VOCs (ug/m3)	
Collected on 12/19/2022	
Compound	Result
1,1,1-Trichloroethane	17
1,1-Dichloroethylene	11
cis-1,2-Dichloroethylene	570
Methylene chloride	9.800
Tetrachloroethylene	7,900
Trichloroethylene	390
Vinyl Chloride	51

23SV-1	
VOCs (ug/m3)	
Collected on 2/7/2024	
Compound	Result
1,1,1-Trichloroethane	146
Carbon Tetrachloride	2.44
Cis-1,2-Dichloroethene	4.2
Tetrachloroethene	1,520
Trichloroethene	206

23SV-2	
VOCs (ug/m3)	
Collected on 2/5/2024	
Compound	Result
1,1-Dichloroethene	0.24
Carbon Tetrachloride	0.21
Cis-1,2-Dichloroethene	0.62
Tetrachloroethene	27.2
Trichloroethene	8.49

SV-4	
VOCs (ug/m3)	
Collected on 12/19/2022	
Compound	Result
cis-1,2-Dichloroethylene	82
Methylene chloride	5.400
Tetrachloroethylene	1,900
Trichloroethylene	42

23SV-4	
VOCs (ug/m3)	
Collected on 2/5/2024	
Compound	Result
1,1,1-Trichloroethane	5.3
Carbon Tetrachloride	0.35
Tetrachloroethene	23.6
Trichloroethene	3.64

23SV-3	
VOCs (ug/m3)	
Collected on 2/5/2024	
Compound	Result
1,1,1-Trichloroethane	90
Cis-1,2-Dichloroethene	96.7
Tetrachloroethene	8,340
Trichloroethene	559

LEGEND

- SOIL VAPOR PROBE LOCATION
- OUTDOOR AIR SAMPLING LOCATION
- DECEMBER 2022 PHASE II SOIL VAPOR PROBE LOCATION

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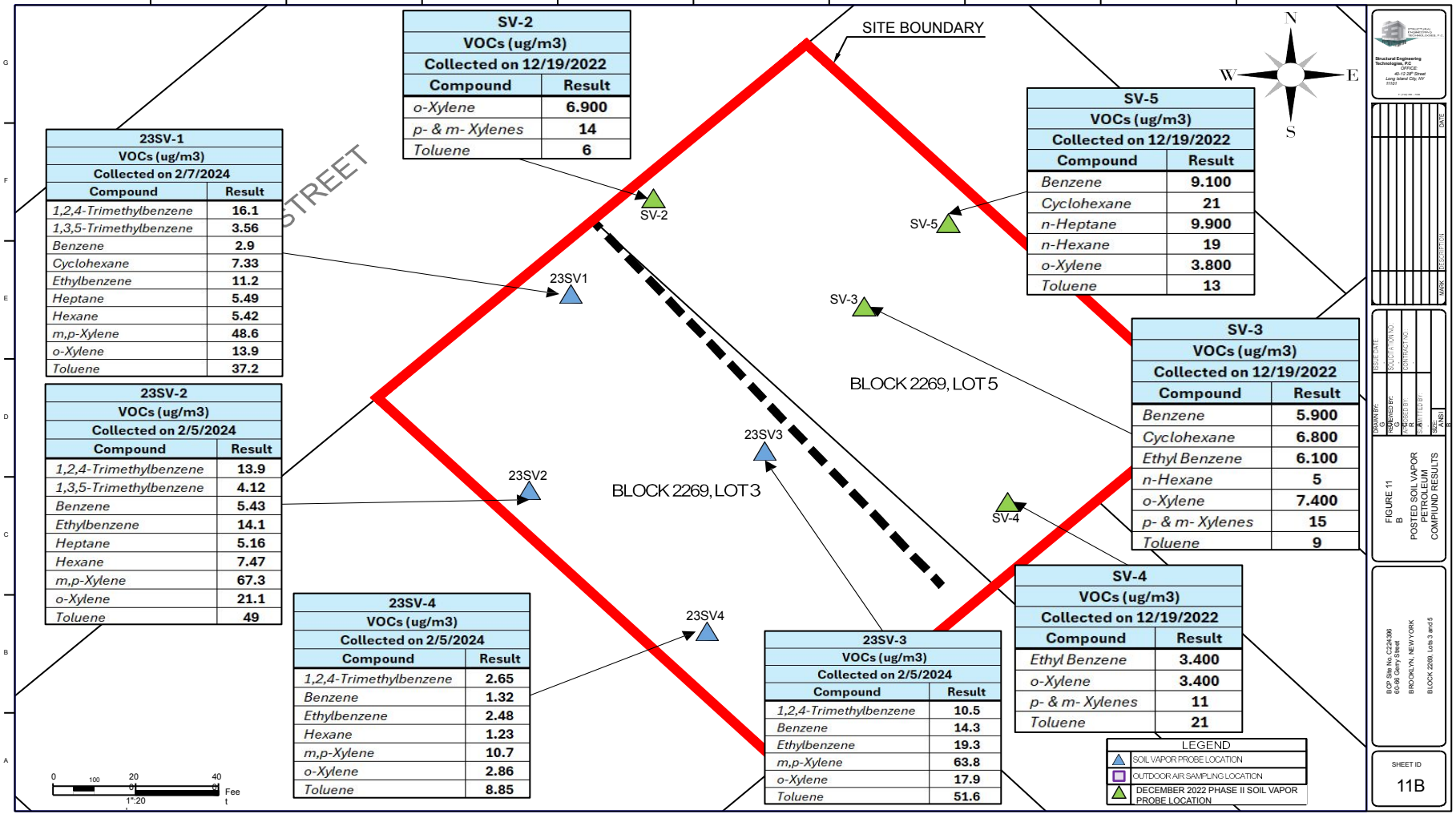
FIGURE 11A
POSTED SOIL VAPOR CVOC RESULTS

BCP Site No. C224396
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5

SHEET ID
11A



SV-2	
VOCs (ug/m3)	
Collected on 12/19/2022	
Compound	Result
o-Xylene	6.900
p- & m- Xylenes	14
Toluene	6

SV-5	
VOCs (ug/m3)	
Collected on 12/19/2022	
Compound	Result
Benzene	9.100
Cyclohexane	21
n-Heptane	9.900
n-Hexane	19
o-Xylene	3.800
Toluene	13

23SV-1	
VOCs (ug/m3)	
Collected on 2/7/2024	
Compound	Result
1,2,4-Trimethylbenzene	16.1
1,3,5-Trimethylbenzene	3.56
Benzene	2.9
Cyclohexane	7.33
Ethylbenzene	11.2
Heptane	5.49
Hexane	5.42
m,p-Xylene	48.6
o-Xylene	13.9
Toluene	37.2

SV-3	
VOCs (ug/m3)	
Collected on 12/19/2022	
Compound	Result
Benzene	5.900
Cyclohexane	6.800
Ethyl Benzene	6.100
n-Hexane	5
o-Xylene	7.400
p- & m- Xylenes	15
Toluene	9

23SV-2	
VOCs (ug/m3)	
Collected on 2/5/2024	
Compound	Result
1,2,4-Trimethylbenzene	13.9
1,3,5-Trimethylbenzene	4.12
Benzene	5.43
Ethylbenzene	14.1
Heptane	5.16
Hexane	7.47
m,p-Xylene	67.3
o-Xylene	21.1
Toluene	49

SV-4	
VOCs (ug/m3)	
Collected on 12/19/2022	
Compound	Result
Ethyl Benzene	3.400
o-Xylene	3.400
p- & m- Xylenes	11
Toluene	21

23SV-4	
VOCs (ug/m3)	
Collected on 2/5/2024	
Compound	Result
1,2,4-Trimethylbenzene	2.65
Benzene	1.32
Ethylbenzene	2.48
Hexane	1.23
m,p-Xylene	10.7
o-Xylene	2.86
Toluene	8.85

23SV-3	
VOCs (ug/m3)	
Collected on 2/5/2024	
Compound	Result
1,2,4-Trimethylbenzene	10.5
Benzene	14.3
Ethylbenzene	19.3
m,p-Xylene	63.8
o-Xylene	17.9
Toluene	51.6

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FIGURE 11
B
POSTED SOIL VAPOR
PETROLEUM
COMPOUND RESULTS

BCP Site No. C224366
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5

SHEET ID
11B

Qualitative Human Health Exposure Assessment

Based upon this analysis, despite the remediation that occurred on the Site to date, currently, there **remains residential contamination** and **five Hotspots that create on-Site potential exposure pathways once remediation activities begin.** There will be a potential exposure pathway from contaminated soil to **construction workers** as these workers could **potentially ingest, inhale or have dermal contact with any exposed impacted fill or soils.** In addition, during remediation, there is a potential exposure pathway from any **dust emanating** from the Site to **off-site pedestrians, visitors, cyclists, construction workers, and adult and child residents.**

Without remediation, if there was development on the Site, there would be a **potential exposure pathway (from the potential off-gassing of residual organic vapors in the soil) to residents, maintenance staff, community residents utilizing the community facilities, and workers through future cracks or openings in the foundations of the new building and if there were landscaped areas, there would also be a potential exposure pathway from dermal contact, inhalation, or ingestion of surface soil/fill by adult and child residents and trespassers.**

Draft Remedial Work Plan

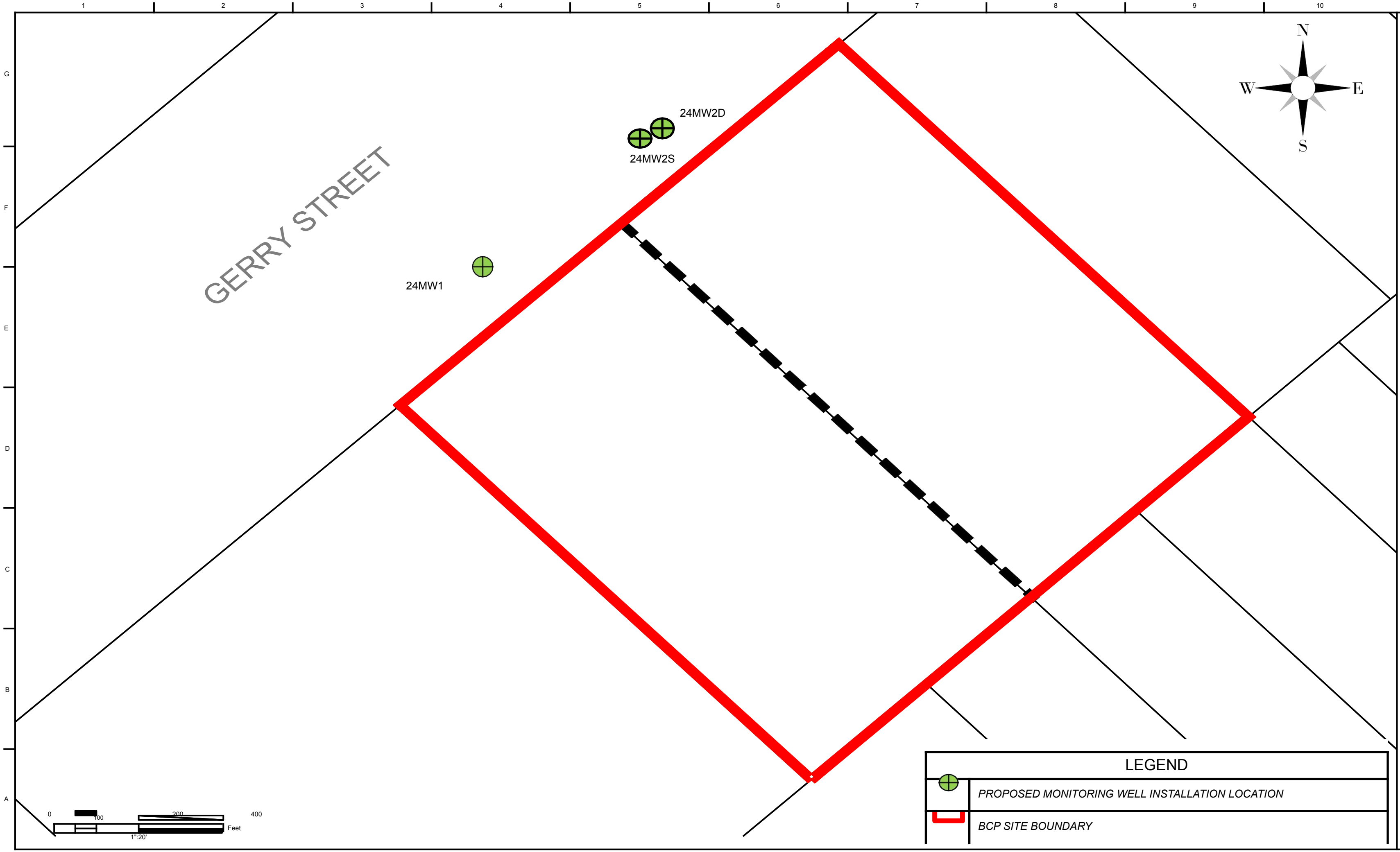
The proposed **Restricted Residential Use** remedy consists of:

- Excavation and off-site disposal of the upper 2 feet of soil across the site
- Source area excavation and off-site disposal of chlorinated volatile organic compound (CVOC) impacted soil to approximately 11 feet below surface grade throughout most of the site;
- Treatment of CVOC-contaminated groundwater with in-situ (“ in place”) bioremediation injections (zero-valent iron (ZVI)) from approximately 11 feet to 32 feet below grade;
- Collection and analysis of post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system (waterproofing/vapor barrier) to address contamination remaining above restricted residential use soil cleanup objectives;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill;

Draft Remedial Work Plan

The proposed **Restricted Residential Use** remedy consists of:

- Performance of a post remedial Indoor Air Survey
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems;
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.



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BCP Site No. C224396

FIGURE 13

Gerry Street

BROOKLYN, NEW YORK

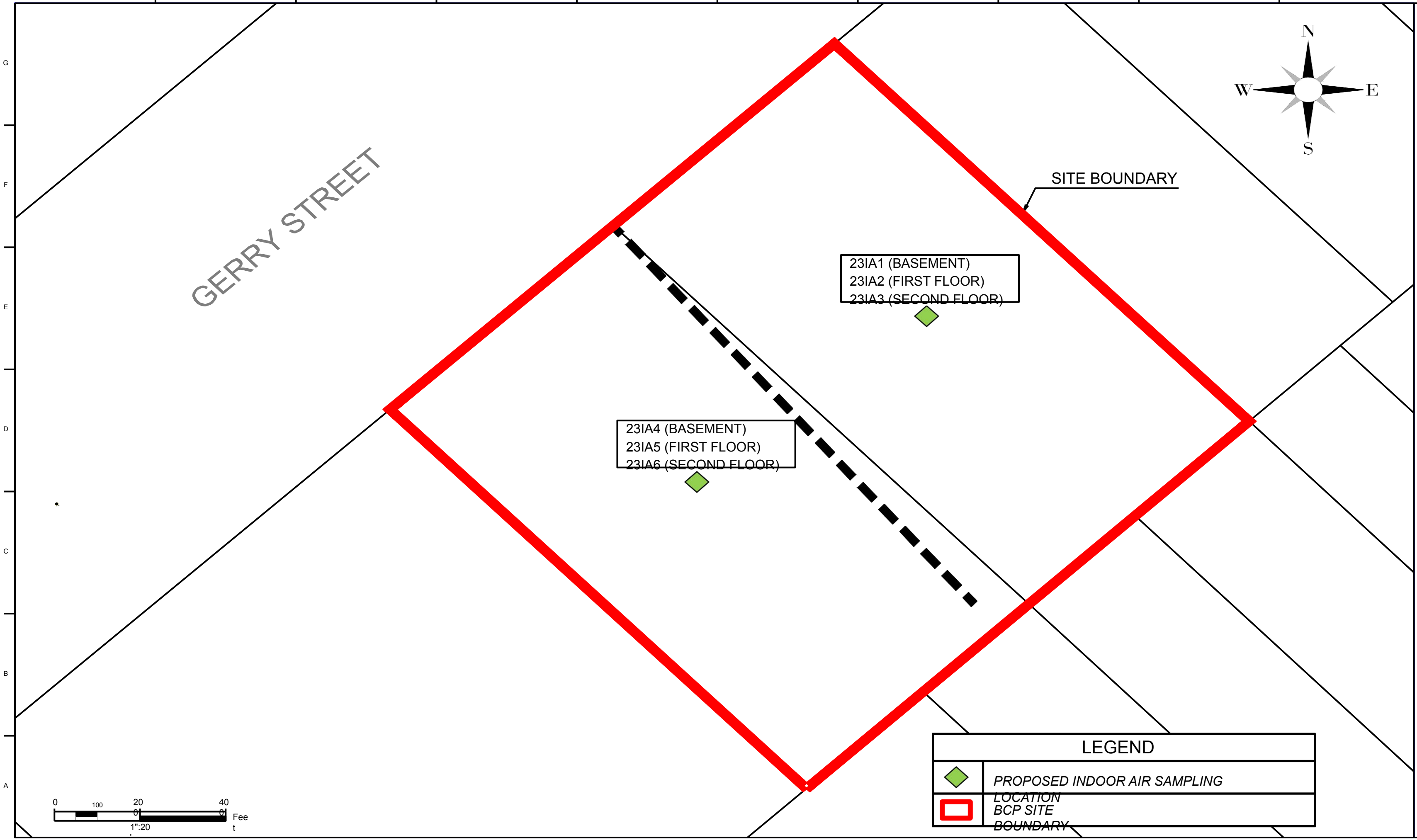
EXISTING AND PRO

BLOCK 2269, Lots 3 and 5

MONITORING WELL L

SHEET ID

13



Structural Engineering Technologies, P.C
OFFICE:
40-12 28th Street
Long Island City, NY 11101
T: (718) 706 - 7196

MARK	DESCRIPTION	DATE

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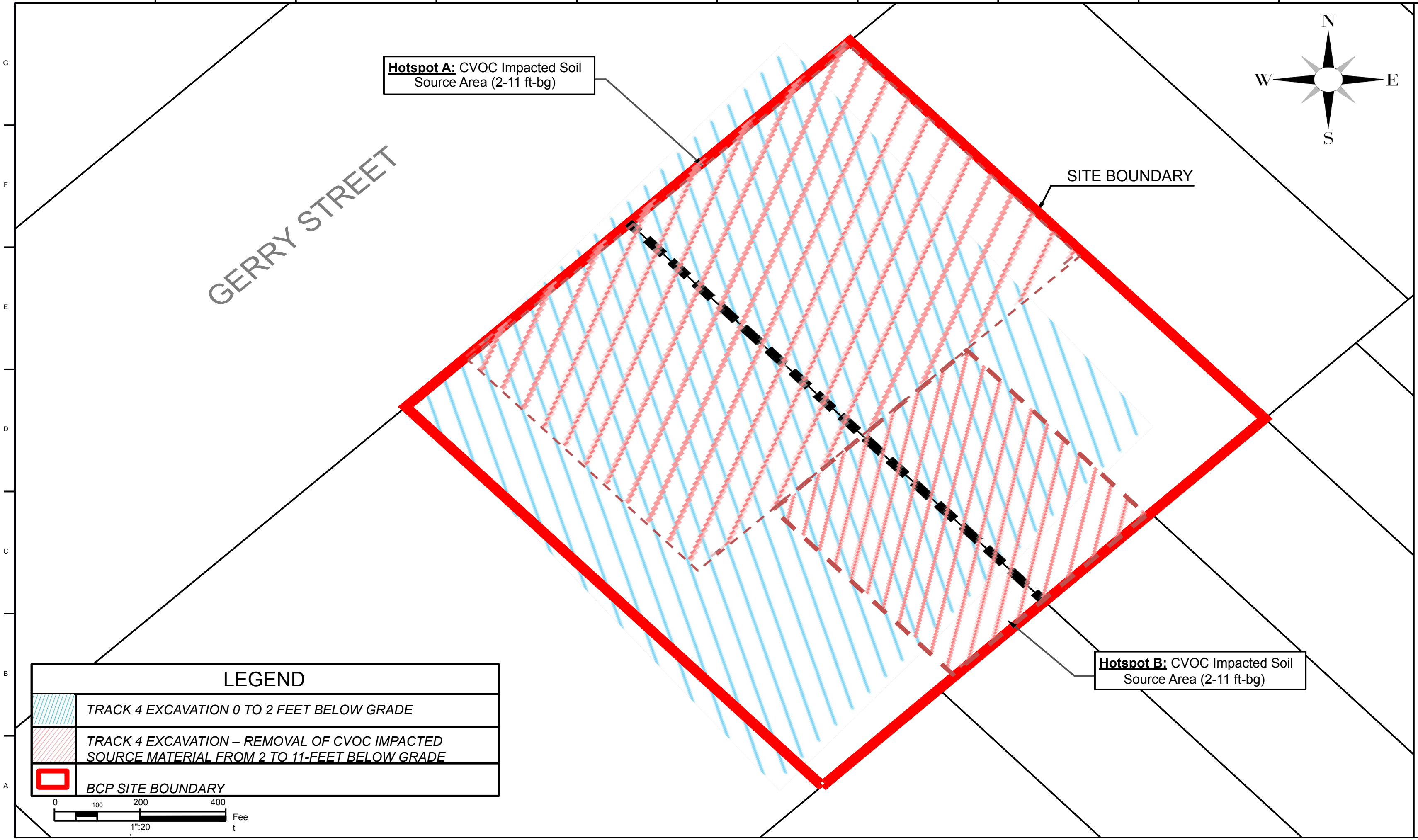
REVIEWED BY: G
APPROVED BY: R
SUBMITTED BY:
SIZE: ANSI B
ISSUE DATE:
SOLICITATION NO.:
CONTRACT NO.:

FIGURE 14
PROPOSED INDOOR AIR SAMPLE LOCATIONS

BCP Site No. C224396
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5

SHEET ID
14



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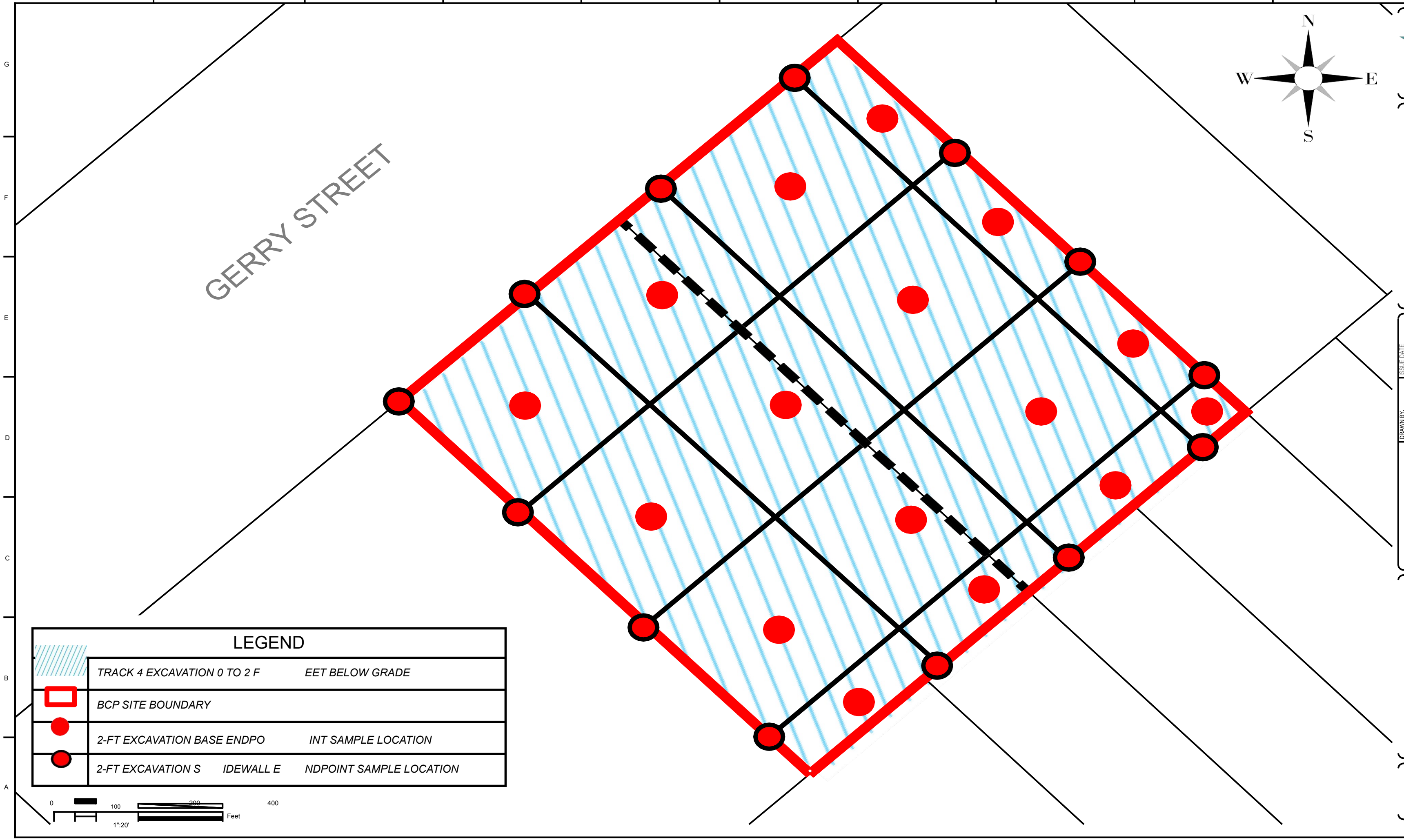
ISSUE DATE: .
SOLICITATION NO.: .
CONTRACT NO.: .

FIGURE 15
SITE EXCAVATION PLAN

BCP Site No. 224396
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5

SHEET ID
15



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SIZE: ANSI B

FIGURE 16A

60-66 Gerry Street

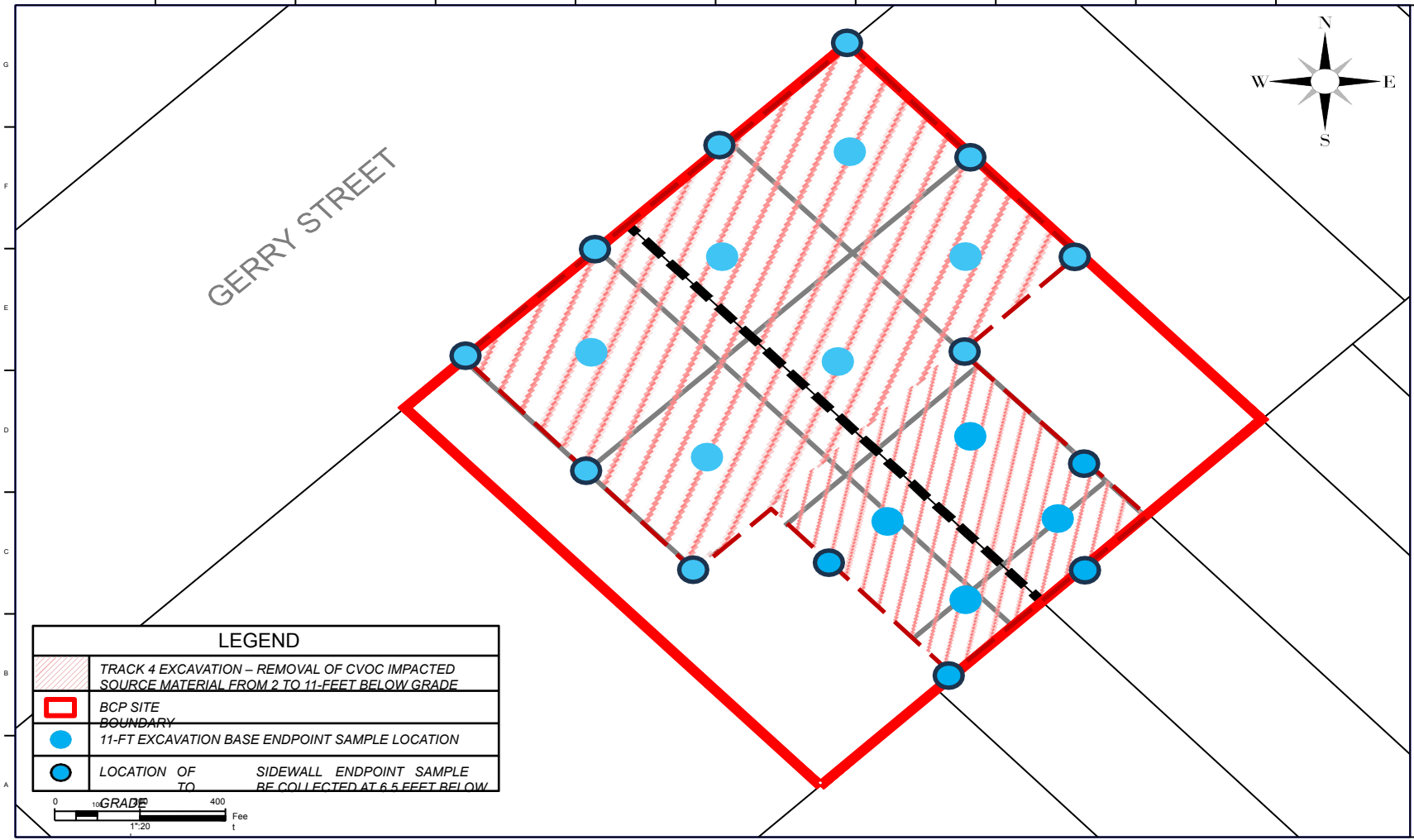
SITE-WIDE 2- BROOKLYN, NEW YORK

EXCAVATION END POINT BLOCK 2269, Lots 3 and 5

SAMPLING PLAN

BCP Site No. 224396

SHEET ID
16A


GERRY STREET
N
W
E
S
LEGEND
TRACK 4 EXCAVATION – REMOVAL OF CVOC IMPACTED SOURCE MATERIAL FROM 2 TO 11-FEET BELOW GRADE
BCP SITE BOUNDARY
11-FT EXCAVATION BASE ENDPOINT SAMPLE LOCATION
LOCATION OF TO SIDEWALL ENDPOINT SAMPLE BE COLLECTED AT 6.5 FEET BELOW GRADE
0
100
200
400
Fee
t
1"=20
Structural Engineering Technologies, P.C.
OFFICE
45-12 28th Street
Long Island City, NY
11101
DATE
DESCRIPTION
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APPROVED BY:
SCALE:
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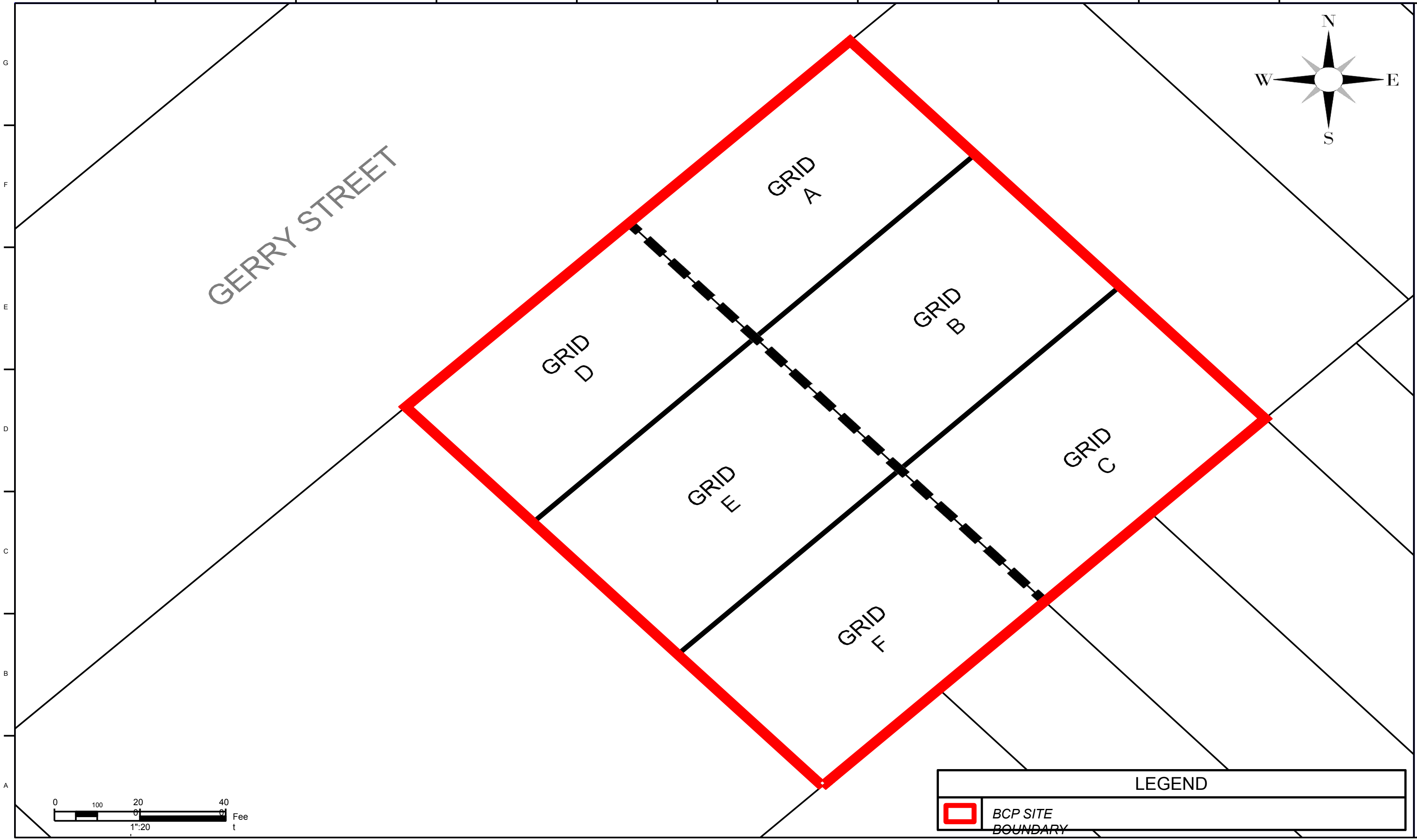
FIGURE
16B
CVOC SOURCE MATERIAL 11-FOOT EXCAVATION ENDPOINT SAMPLING PLAN
BCP Site No. 224396
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2289, Lots 3 and 5
SHEET ID
16B



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OFFICE:
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Long Island City, NY 11101
T: (718) 706 - 7196

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REVIEWED BY: G
APPROVED BY: R
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SIZE: ANSI B
ISSUE DATE:
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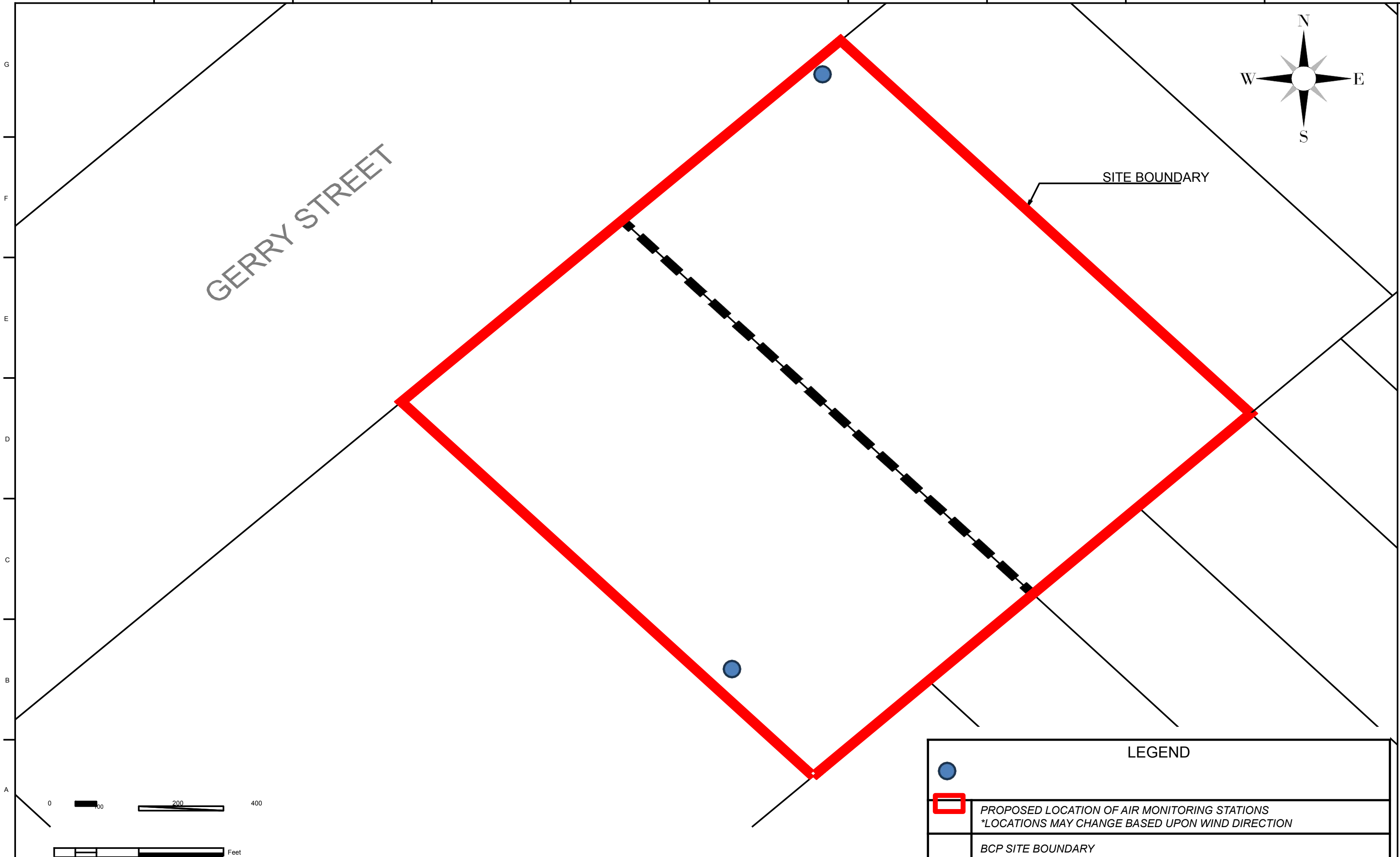
CONTRACT NO.:

FIGURE 17
ALPHANUMERIC GRID MAP

BCP Site No. 224396
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5

SHEET ID
17



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Island City, NY 11101

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DATE

AMPLIN
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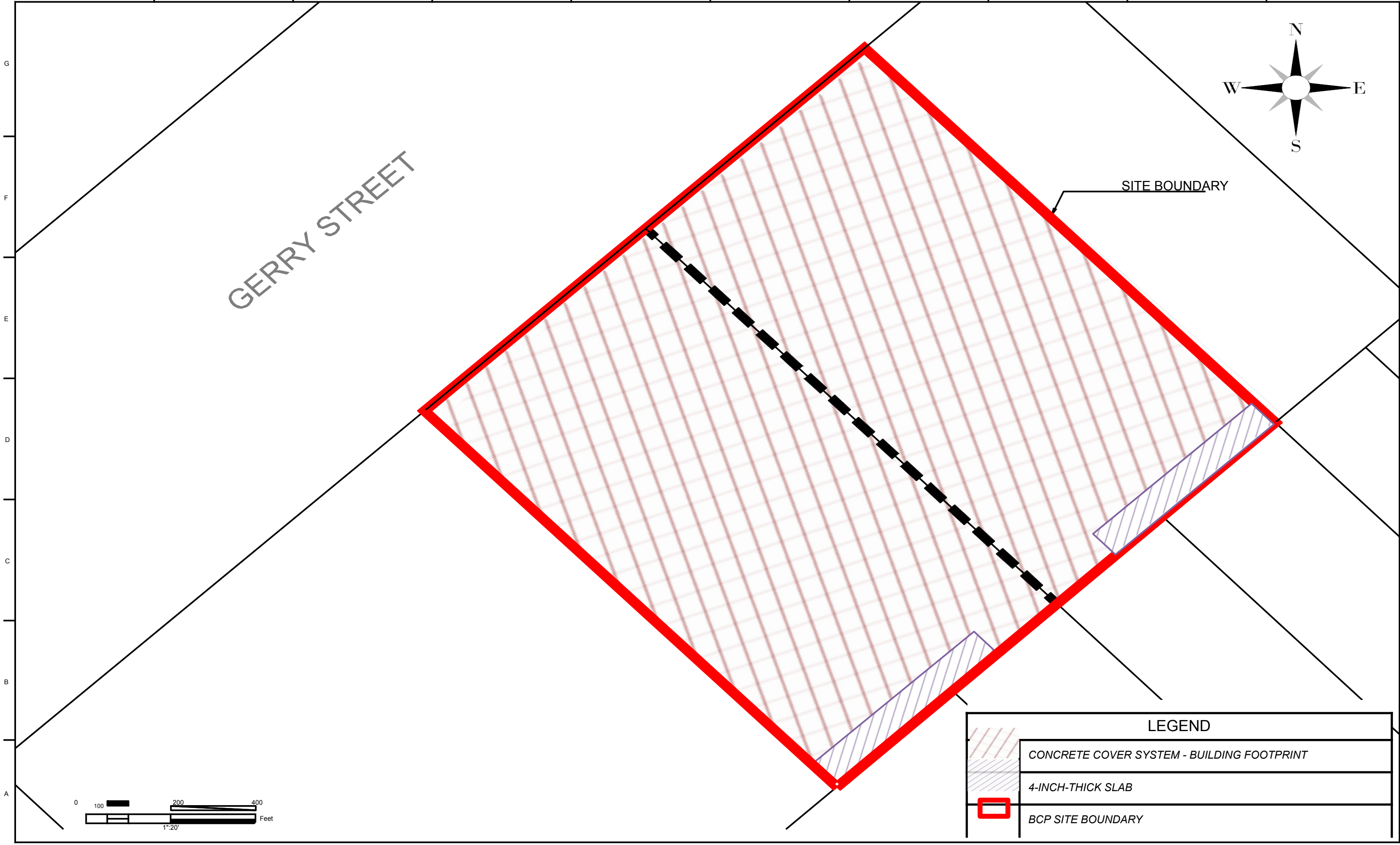
BCP Site No. 224396
60-66 Gerry Street

FIGURE 18

BROOKLYN, NEW YORK

BLOCK 2269, Lots 3 and 5

SHEET ID
18



LEGEND

	CONCRETE COVER SYSTEM - BUILDING FOOTPRINT
	4-INCH-THICK SLAB
	BCP SITE BOUNDARY

Structural Engineering Technologies, P.C

OFFICE:
Island City, NY 11101

MARK	DESCRIPTION	DATE

ISSUE DATE:
SOLICITATION NO.:
CONTRACT NO.:
DRAWN BY:
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BCP
Site No.
C22439
6
60-66
Gerry
Street

FIGU
RE 19

BROOK
LYN,
NEW
YORK

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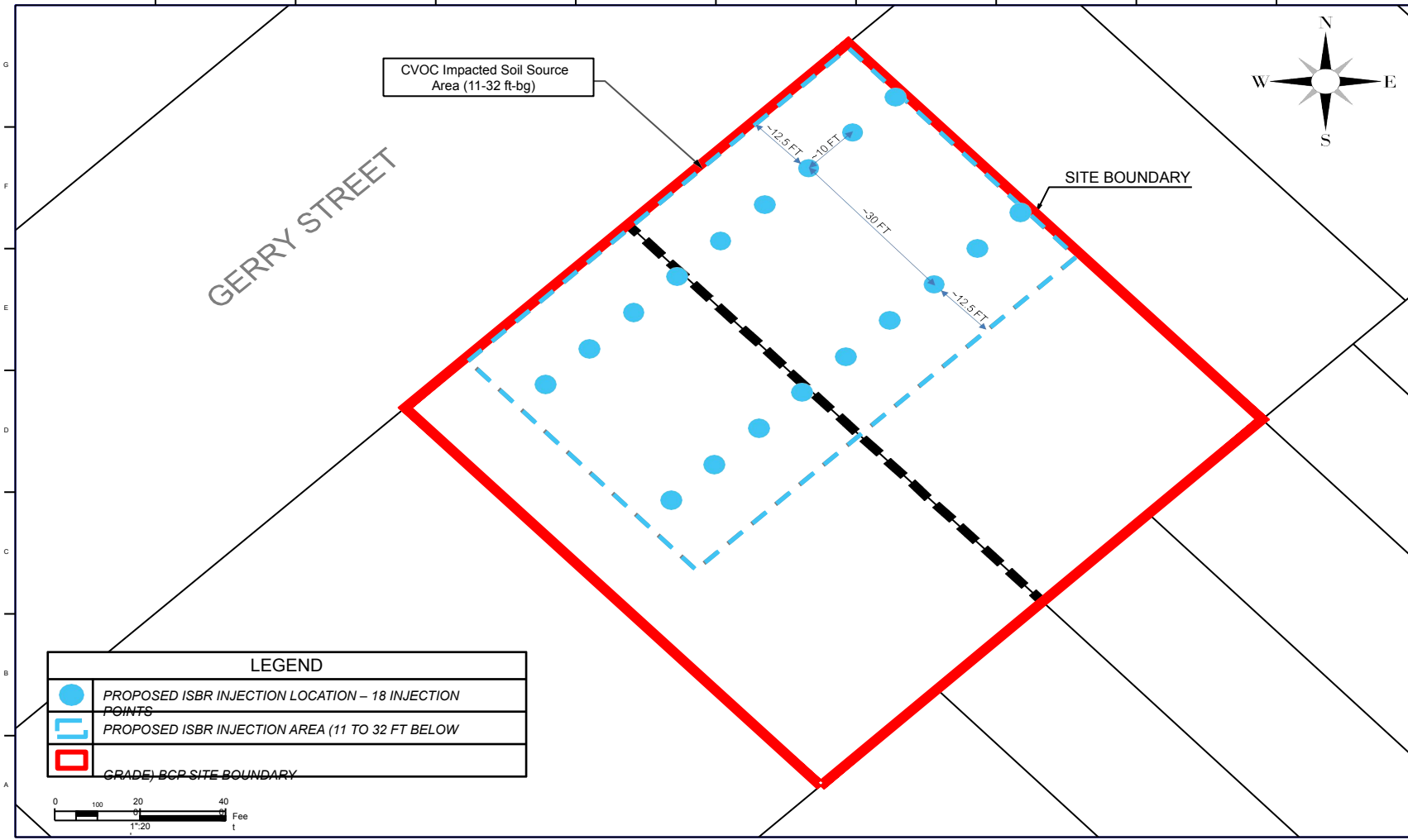
D C
BLOCK
2269,
Lots 3
and 5

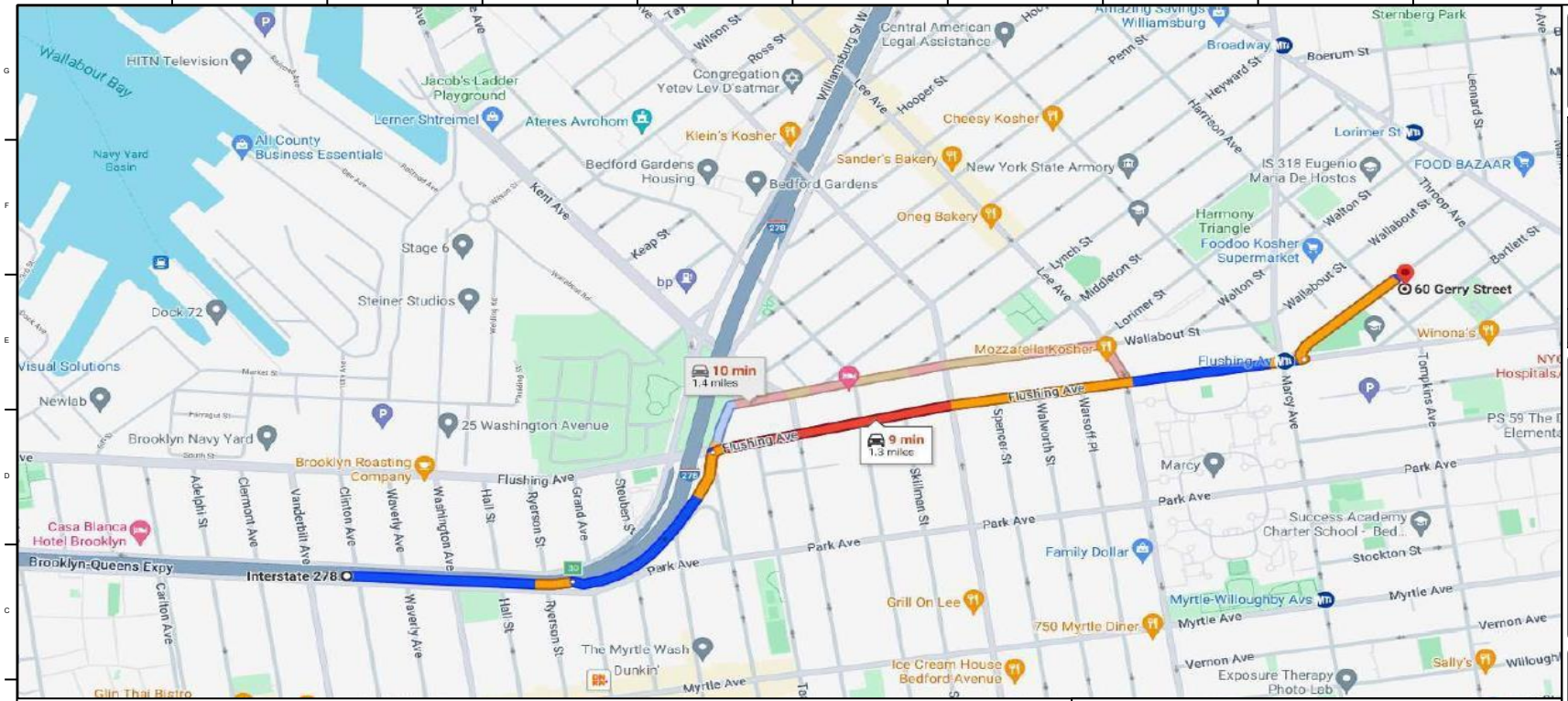
DIAG
RAM

SHEET ID
19


CVOC Impacted Soil Source Area (11-32 ft-bg)
SITE BOUNDARY
GERRY STREET
~12.5 FT
~10 FT
~30 FT
~12.5 FT
N
S
E
W
LEGEND
PROPOSED ISBR INJECTION LOCATION – 18 INJECTION POINTS
PROPOSED ISBR INJECTION AREA (11 TO 32 FT BELOW GRADE)
BCP SITE BOUNDARY
0
100
20
40
Fee
1"=20'
FIGURE 20
PROPOSED ISBR INJECTION LOCATIONS
BCP Site No. 224396
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2289, Lots 3 and 5
SHEET ID
20

Community Air Monitoring Plan (CAMP)

- Air monitoring will be conducted using “Real-time” monitoring for VOCs and dust particulates
- Monitoring and assessing for dust particulates visually
- Volatile Organic Vapors: exceedances will trigger work stoppage and corrective actions
- Dust Control:
  - Hose spraying of water directly onto off-road areas including excavations and stockpiles
  - Gravel will be used on roadways to provide a clean and dust-free road surface



I-278
Brooklyn, NY 11205

1.	Head east on I-278 E	0.2 mi
2.	Take exit 30 for Flushing Ave	0.2 mi
3.	Turn right onto Flushing Ave	0.7 mi
4.	Turn left onto Gerry St Destination will be on the right	0.1 mi

60 Gerry St
Brooklyn, NY 11206

Structural Engineering Technologies, P.C.
OFFICE
45-12 28th Street
Long Island City, NY
11101

DATE | DESCRIPTION | MARK

ISSUE DATE:
SCALE: AS NOTED
CONTRACT NO:
DRAWN BY:
REVIEWED BY:
CHECKED BY:

FIGURE 12
TRUCK ROUTE MAP

BCP Site No. C224366
60-66 Gerry Street
BROOKLYN, NEW YORK
BLOCK 2269, Lots 3 and 5

SHEET ID
12

Madeleine Babick, Project Manager
NYSDEC
One Hunters Point Plaza, 47-40 21st Street
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Stephanie Selmer
NYSDOH, Bureau of Env. Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7864
beei@health.ny.gov

Regarding: Comment on RAWP for 66 Gerry St - Site #C224396

Dear Ms. Babick and Ms. Selmer,

Brooklyn Community Board #1 has serious concerns and questions regarding the proposed Remedial Work Action Plan (RAWP) for the brownfield cleanup site located at 60-66 Gerry Street in Brooklyn, Site #C224396.

The seriousness of this site's state is stipulated in the fact sheet summary: "Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below."

It is also noted in the RAWP, that the site is located within 500' of a high school and a charter school for children, and is adjacent to current and future housing developments. 2 playgrounds are nearby.

Furthermore, it is noted in the Remedial Investigation, the groundwater, soil and soil vapor is laden with CVOCs, petroleum VOCs, SVOCs, PFAs and heavy metals, at levels significantly above Soil Cleanup Objectives (SCOs) and therefore, pose significant threat of cancer, and a troubling wide array of other devastating long-term health and short-term hazardous health effects.

Specifically, it is noted that VOC-contaminated groundwater exists at a depth as far as 32'. Though off site groundwater contamination migration is stated as a serious threat to human health and the environment, we could not find any measures contained in the RAWP to mitigate this threat. Installing 15' sheet piles for structural support along the site perimeter will be 17'

short and seemingly ineffective in preventing groundwater migration. Therefore, how will groundwater migration prevention be addressed? Are DEC, NYSDOH and the applicant relying on in-situ bioremediation to be the mitigation? Groundwater may still migrate off site, but the contaminants will be converted into an innocuous state? Should future tenants onsite and residents in close proximity feel safe? Is this situation and approach similar to that encountered and performed at the Nuhart 65-75 Dupont Street Superfund site? Did the previous remedial action cause contaminated groundwater to migrate off site?

Since, it is noted that currently, and during the remediation period, people working on the site, trespassers and passersby are at significant risk from the contamination, why isn't the site designated a Superfund site? Furthermore, it seems a ventilation tent with negative air pressure should be deployed on this site. The similarities to the Nuhart project are striking.

The board wants to ensure that sample testing during remediation and post remediation are frequent and very thorough. SMP and CAMP measures during remediation should be more rigorous.

Accounting for flooding is a major concern of this board. The project site exists within an .2% annual flood risk zone and within the imprint of former Wallabout Creek which used to flow from Wallabout Channel—this area chronically floods. The NYC Department of City Planning recently received a federal block grant to initiate a study on the flooding situation in this neighborhood. How is the applicant and the agency addressing this, along with climate change increasing the severity and risk of storm burst events and surges.

The board is also concerned that the SCO's and health standards used to inform cleanup project remediation goals and public safety are antiquated and are in long need of updating.

NYC Office of Environmental Remediation

81 Clay Street
Brooklyn, New York
25CVCP011K

Application Fact Sheet
September 2024

NYC VCP Cleanup Plan Available for Review and Comment

Public Comment Period

September 12, 2024
to
October 12, 2024

Where can I view project documents?

Online at:
https://a002-epic.nyc.gov/app/workspace/35704/docrepository

Internet access to view documents is available at the public library. The closest location is:

Brooklyn Public Library
Greenpoint Library Branch
107 Norman Avenue,
Brooklyn, NY 11222

Please call (718) 389-4394 for hours of operation

Whom can I contact for project information?

Yusef Kayyam
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 788-2676
ykayyam@dep.nyc.gov

and

Shaminder Chawla
Acting Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

For more information visit:
www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 81 Clay St, LLC for enrollment of the property located at 81 Clay Street in the Greenpoint section of Brooklyn, New York and identified as Block 2483 and Lot 60, into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until October 12, 2024. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 2,500 square feet and is currently developed with a vacant 1-story building that occupies the entire footprint of the site. The proposed use of the Site will consist of a new 5-story residential apartment building with a full cellar occupying the first 69ft of the site.

Summary of RIR

The environmental investigation identified Semi-Volatile Organic Compounds (SVOCs) and metals above cleanup guidelines in soil. Groundwater samples detected one VOC, SVOCs and metals above groundwater quality standards. Soil vapor samples showed low to elevated levels of petroleum related VOCs and low to moderate levels of chlorinated VOCs.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 2 Restricted Residential SCOs. The footprint of the new cellar (approximately the first 69 ft of the property) and the rear patio accessory space will be excavated 12 feet below grade with deeper excavation to 14 ft for footings/grade beams and 15 ft for the elevator pit. Sloped excavation from 1ft below existing grade to 14 ft below grade will be performed in the rear courtyard to the rear patio accessory space. Approximately 1,650 tons of soil will be excavated and removed from Site;
- Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a waterproofing membrane system below the concrete slab underneath the building, behind foundation walls of the proposed building, and below/around the elevator pit;
- Construction and maintenance of an engineered composite cover consisting of the 6-inch-thick concrete slab across the footprint of the new building and a 4 inch thick concrete slab in the rear area to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of an active sub-slab depressurization system (SSDS) if groundwater is not present below the cellar slab.
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER's website and a second fact sheet will be issued before remedial work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository: https://a002-epic.nyc.gov/app/workspace/35704/docrepository

or scan with your smart phone to access document repository:

Figure 1 – Site Location Map

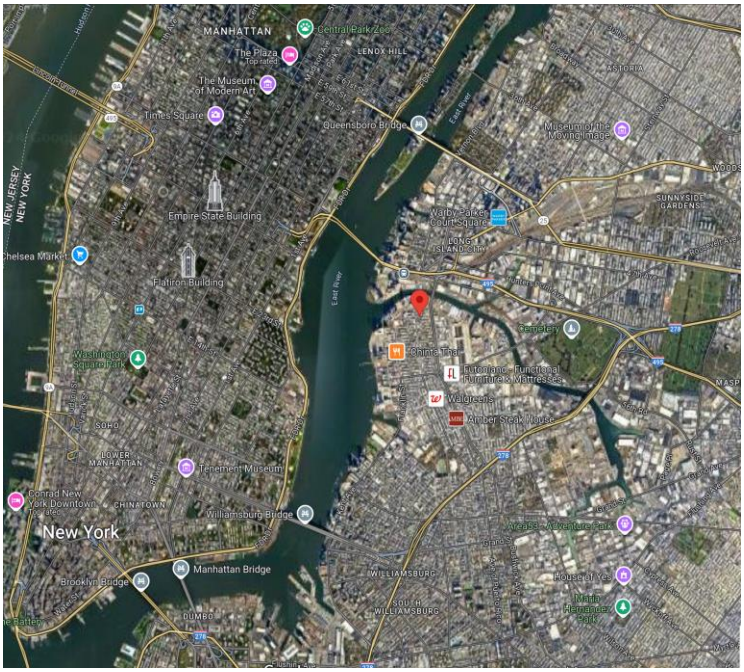


Figure 2 – Site Map

NYC Voluntary Cleanup Program Fact Sheet
Cleanup Plan Available for Review and Comment

Español (Spanish)

Está recibiendo esta hoja informativa de la Oficina de Remediación Ambiental de la Ciudad de Nueva York (Office of Environmental Remediation, OER), encargada de la supervisión gubernamental de la Ciudad de Nueva York para la limpieza de terrenos baldíos con niveles bajos a medianos de contaminación a través del Programa de Limpieza Voluntaria de la Ciudad de Nueva York ("programa de limpieza"). Una propiedad localizada en su comunidad 81 Clay Street ha solicitado acogerse al programa de limpieza. Si desea leer el Informe de Protección de la Comunidad, que explica cómo se le protegerá durante la limpieza, lo puede leer en línea en https://a002-epic.nyc.gov/app/workspace/35704/docrepository. También puede leer y comentar sobre el plan de limpieza de la propiedad, disponible en línea en https://a002-epic.nyc.gov/app/workspace/35704/docrepository y en Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222. Estamos aceptando comentarios al plan de limpieza por 30 días.

Si tiene algún comentario o pregunta acerca de la limpieza, comuníquese con el gerente de proyecto de la Oficina de Remediación Ambiental de la Ciudad de Nueva York Yusef Kayyam al (212) 788-2676, ykayyam@dep.nyc.gov, o llame al 311 y diga que está llamando acerca de una propiedad que está siendo manejada por el Programa de Limpieza Voluntaria de la Ciudad de Nueva York.

русский (Russian)

Данный информационный бюллетень подготовлен Управлением экологической реабилитации города Нью-Йорка (NYC Office of Environmental Remediation, OER), которое осуществляет государственный надзор за очисткой земельной собственности с уровнем загрязнения от низкого до среднего («браунфилдс») в городе Нью-Йорке посредством Программы добровольной очистки города Нью-Йорка («программа по очистке»). Владелец собственности 81 Clay Street, расположенной в вашем микрорайоне, обратился в программу по очистке. Если вы желаете ознакомиться с Заявлением о защите населения микрорайона, в котором приведены пояснения о том, каким образом вы будете защищены во время очистки, вы можете это сделать в интернете по адресу https://a002-epic.nyc.gov/app/workspace/35704/docrepository. Вы также можете прочитать и прокомментировать план очистки земельного участка в интернете по адресу https://a002-epic.nyc.gov/app/workspace/35704/docrepository и Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222. Замечания по плану очистки принимаются в течение 30 дней.

Если у вас есть замечания или вопросы по поводу очистки, свяжитесь с руководителем проекта Управления экологической реабилитации города Нью-Йорка (NYC Office of Environmental Remediation) Yusef Kayyam , тел. (212) 788-2676 , адрес электронной почты ykayyam@dep.nyc.gov , или позвоните по номеру 311 и сообщите, что вы звоните по поводу участка, находящегося в ведении Программы добровольной очистки города Нью-Йорка (NYC Voluntary Cleanup Program).

Kreyòl Ayisyen (Haitian-Creole)

Fey enfomasyion sa a ke ou resevwa la soti nan Vil Nouyok biwo anviwonman Remediasyion ("OER"), ki bay sipevizyon NYC gouvenmantal pou netwaye ak ba nivo mitan polisyon an ("brownfields") nan New York pwogram ("pwogram netwayaj"). Yon pwopriyete nan katye w la ki chita nan 81 Clay Street aplike nan pwogram netwayaj la. Si ou ta renmen li Dekalarasyon ak pwoteksyon kominote ki eksplike kouman ou ka jwen pwoteksyon pandan netwayaj la ou ka li dokiman sa a nan entenet https://a002-epic.nyc.gov/app/workspace/35704/docrepository . Ou kapab li ak fe komante sou pwopriete plan netwayaj la, ke ou ka jwen nan lign https://a002-epic.nyc.gov/app/workspace/35704/docrepository e nan Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222. Nou ap pran komante sou plan newayaj la pou 30 jou.

Si ou genyen nimpot komante oswa kesyon sou netwayaj la, tanpri rantre an kontak ak NYC biwo manadje pwoje anviwonman asenisman Yusef Kayyam nan nimewo telefon (212) 788-2676 ak ykayyam@dep.nyc.gov li, oswa rele 311 epi di yo ke ou rele pou yon pwopriete ki jere pa NYC Voluntary Cleanup Pwogram.

Italiano (Italian)

Il seguente foglio illustrativo e' stato preparato dal New York City (NYC) Office of Environmental Remediation ("OER") che attraverso il NYC Voluntary Cleanup Program (VCP), offre soprintendenza governativa per il ripristino di proprieta' contenenti livelli bassi di inquinamento ("brownfields"). Una proprieta' situata nel suo quartiere, a 81 Clay Street, ha inoltrato domanda per participare nel VCP. Il Piano di Protezione della Comunita', che spiega come lei sara' protetto durante le operazioni di ripristino, e' disponibile sul web all'indirizzo: https://a002-epic.nyc.gov/app/workspace/35704/docrepository. Lei puo' anche leggere e commentare sul piano di ripristino della proprieta' disponibile sul web all'indirizzo: https://a002-epic.nyc.gov/app/workspace/35704/docrepository o alla Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222. I commenti sul piano di ripristino possono essere inoltrati all' OER per 30 giorni.

Per qualsiasi richiesta e' pregato di rivolgersi direttamente al Project Manager Yusef Kayyam al (212) 788-2676, ykayyam@dep.nyc.gov oppure di chiamare il 311 e menzionare che sta' chiamando in riguardo a una proprieta' nel NYC Voluntary Cleanup Program.

English

You are receiving this fact sheet from the NYC Office of Environmental Remediation ("OER"), which provides NYC governmental supervision for cleaning up properties with low to mid-levels of pollution ("brownfields") through the New York City Voluntary Cleanup Program ("cleanup program"). A property in your neighborhood located at 81 Clay Street has applied to the cleanup program. If you would like to read the Community Protection Statement that explains how you will be protected during the cleanup, you can read it online at https://a002-epic.nyc.gov/app/workspace/35704/docrepository . You can also read and comment on the property's cleanup plan, which is available online at https://a002-epic.nyc.gov/app/workspace/35704/docrepository and at Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222. We are accepting comments on the cleanup plan for 30 days.

If you have any comments or questions about the cleanup, please contact the NYC Office of Environmental Remediation Project Manager Yusef Kayyam at (212) 788-2676, ykayyam@dep.nyc.gov, or call 311 and tell them you are calling about a property that is managed by the NYC, or call 311 and tell them you are calling about a property that is managed by the NYC Voluntary Cleanup Program.

中文 (Chinese)

这份资料单是由纽约市环境整治办公室 (OER) 发行的。 OER 是一个政府办公室，通过纽约市自愿清洁计划 (清洁计划)，为清洁低级至中级程度污染的土地 (Brownfield) 提供纽约市政府监督。 在您住的社区内， 有一个物业， 81 Clay Street 申请参加这个清洁计划。 如果您想阅读 "社区保护声明书" 以了解在清洁过程中您如何受到保护，您可以上网阅读，网址是 https://a002-epic.nyc.gov/app/workspace/35704/docrepository。 您也可以阅读和评论关于该地的清洁计划， 网址是 https://a002-epic.nyc.gov/app/workspace/35704/docrepository 或去 Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222。 您有30天的时间对该清洁计划给予评论。

如果您对这项清洁计划有任何问题或意见，请联络环境整治办公室 (OER) 的计划负责人， Yusef Kayyam, 电话 (212) 788-2676, 电邮 ykayyam@dep.nyc.gov， 或打电话给 311, 告诉他们您想询问关于受纽约市自愿清洁计划管理的一个物业。

اَلْعَرَبِيَّةُ (Arabic)

أنت تتلقى نشرة المعلومات هذه من مكتب الإصلاح البيئي في مدينة نيويورك (**Office of Environmental Remediation, OER**)، والذي يشرف بصفة حكومية على عملية تنظيف المباني ذات المستويات المنخفضة والمتوسطة من التلوث ("المباني الملوثة") الواقعة في مدينة نيويورك من خلال برنامج التنظيف الاختياري في مدينة نيويورك ("برنامج التنظيف"). قدَّم المبنى الذي يقع في الحي الكائن بـ **81 Clay Street** طلبًا للحصول على خدمات برنامج التنظيف. إذا كنت ترغب في قراءة "بيان حماية المجتمع" الذي يوضح كيفية توفير الحماية لك في أثناء عملية التنظيف، يمكنك الاطلاع عليه عبر الإنترنت على الموقع **https://a002-epic.nyc.gov/app/workspace/35704/docrepository**. ويمكنك أيضًا القراءة والتعليق على خطة تنظيف المبنى، المتوفرة عبر الإنترنت على الموقع **https://a002-epic.nyc.gov/app/workspace/35704/docrepository** وفي **Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222**. نقبل التعليقات على خطة التنظيف لمدة 30 يومًا.

إذا كانت لديك أي تعليقات أو أسئلة بشأن عملية التنظيف، يرجى الاتصال بمدير المشروعات في مكتب الإصلاح البيئي في مدينة نيويورك **Yusef Kayyam** من خلال الرقم **-788 (212) 2676**، **ykayyam@dep.nyc.gov**، أو الاتصال بالرقم 311 وإخباره بأنك تتصل بشأن المبنى الذي يتم تنظيفه **من خلال برنامج التنظيف الاختياري في مدينة نيويورك.**

বাংলা (Bangla)

আপনি এই তথ্য সম্বলিত **কাগজটি** NYC **পরিবেশ প্রতিকার কার্যালয়** (NYC Office of Environmental Remediation, "OER")-এর পক্ষ থেকে পাচ্ছেন যা নিউ ইয়র্ক সিটি **স্বেচ্ছাসেবামূলক পরিচ্ছন্নতা কর্মসূচি** (New York City Voluntary Cleanup Program "Cleanup Program")-এর মাধ্যমে দূষণকারী ("brownfields") নিম্ন থেকে মধ্যম পর্যায়ের **দালানগুলি পরিষ্কার** করার জন্য NYC-র সরকারি তদারকি বিষয়ক তথ্য প্রদান করে। 81 Clay Street-এ অবস্থিত আপনার পাশের **ভবনটি পরিচ্ছন্নতা কর্মসূচির জন্য আবেদন করেছে। পরিচ্ছন্নতা** চলাকালীন

কীভাবে আপনাকে সুরক্ষিত রাখা হবে সে সম্পর্কিত কমিউনিটি সুরক্ষা বিবৃতিটি যদি আপনি পড়তে চান তাহলে অনলাইনে https://a002-epic.nyc.gov/app/workspace/35704/docrepository থেকে আপনি তা পড়তে পারেন। এছাড়াও আপনি https://a002-epic.nyc.gov/app/workspace/35704/docrepository ও Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222 এ গিয়ে **ভবন পরিচ্ছন্নতা পরিকল্পনা** সম্পর্কে পড়ে মন্তব্য করতে **পারেন। আমরা** 30 দিনের জন্য **পরিচ্ছন্নতা পরিকল্পনার** মন্তব্যগুলো যাচাই বাছাই করছি।

আপনার যদি কোনো মন্তব্য বা প্রশ্ন থাকে তাহলে অনুগ্রহ করে (212) 788-2676 নম্বরে কল করে, ykayyam@dep.nyc.gov ঠিকানায় গিয়ে NYC **পরিবেশ প্রতিকার কার্যালয়ের প্রকল্প** ম্যানেজার Yusef Kayyam-এর সাথে যোগাযোগ করুন বা 311 নম্বরে কল করে তাদের বলুন যে NYC **স্বেচ্ছাসেবামূলক পরিচ্ছন্নতা কর্মসূচির** আওতাধীন একটি **ভবন** সম্পর্কে কথা বলার জন্য আপনি কল করছেন।

Français (French)

Vous recevez cette fiche d'information du Bureau de l'assainissement de l'environnement de la ville de New York (Office of Environmental Remediation, OER), qui assure la supervision gouvernementale de la ville de New York pour l'assainissement des propriétés présentant des niveaux de pollution faibles à moyens (" fiches industrielles ") par le biais du programme de nettoyage volontaire de la ville de New York (Voluntary Cleanup Program, VCP). Une propriété de votre quartier située à 81 Clay Street a déposé une demande de participation au programme de nettoyage. Si vous souhaitez lire la déclaration de protection de la communauté qui explique comment vous serez protégé pendant le nettoyage, vous pouvez la consulter en ligne à l'adresse https://a002-epic.nyc.gov/app/workspace/35704/docrepository. Vous pouvez également lire et commenter le plan de nettoyage de la propriété, qui est disponible en ligne à l'adresse https://a002-epic.nyc.gov/app/workspace/35704/docrepository et à l'adresse Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222. Nous acceptons les commentaires sur le plan d'assainissement pendant 30 jours.

Si vous avez des commentaires ou des questions sur le nettoyage, veuillez contacter le chef de projet du NYC Office of Environmental Remediation Yusef Kayyam au (212) 788-2676, ykayyam@dep.nyc.gov, ou appelez le 311 et dites que vous appelez au sujet d'une propriété gérée par le NYC Voluntary Cleanup Program (programme de nettoyage volontaire de la ville de New York).

한국어 (Korean)

이 자료는 뉴욕시 자발적 정화 프로그램(“정화 프로그램”)을 통해 오염 수준이 낮거나 중간인 대지(“브라운필드”)를 정화하는 뉴욕시 정부 감독을 제공하는 뉴욕시 환경 보수국(Office of Environmental Remediation ,OER)에서 제공하는 정보입니다. 귀하의 거주지역 내 81 Clay Street 에 위치한 대지가 정화 프로그램을 신청하였습니다. https://a002-epic.nyc.gov/app/workspace/35704/docrepository에서 정화기간 동안 귀하가 보호받는 방법을 설명하는 지역사회 보호 정책을 확인하실 수 있습니다. 또한 https://a002-epic.nyc.gov/app/workspace/35704/docrepository 및 Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222에서 대지 정화 계획을 읽고 의견을 남기실수 있습니다. 의견 접수는 30일간 가능합니다.

프로그램 관련 의견 및 문의사항은 환경 보수국 프로젝트 관리자 Yusef Kayyam에게 (212) 788-2676번으로 전화 또는 ykayyam@dep.nyc.gov로 이메일을 보내거나 311로 전화하여 뉴욕시 자발적 정화 프로그램이 관리하는 대지 관련건이라고 말씀하십시오.

Język Polski (Polish)

Otrzymują Państwo niniejszą kartę informacyjną z Nowojorskiego Biura Remediacji Środowiskowych ("OER"), sprawującego z ramienia organów państwowych nadzór nad usuwaniem z lokali zanieczyszczeń o niskim lub średnim poziomie („nieużytków poprzemysłowych”) w ramach „Ochotniczego Nowojorskiego Programu Usuwania Zanieczyszczeń” („program usuwania

zanieczyszczeń”). Położony w Państwa okolicy lokal znajdujący się przy 81 Clay Street złożył wniosek o objęcie programem usuwania zanieczyszczeń. Deklaracja dotycząca ochrony społeczności dostępna na stronie https://a002-epic.nyc.gov/app/workspace/35704/docrepository wyjaśnia, w jaki sposób będą Państwo zabezpieczani podczas usuwania zanieczyszczeń. Można również zapoznać się z planem usuwania zanieczyszczeń z lokalu, dostępnym na stronie https://a002-epic.nyc.gov/app/workspace/35704/docrepository oraz Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222 i przekazać ewentualnie uwagi do planu. Uwagi do planu usuwania zanieczyszczeń będą przyjmowane przez 30 dni.

Wszelkie uwagi lub pytania dotyczące procesu usuwania zanieczyszczeń można zgłaszać Kierownikowi Nowojorskiego Biura Remediacji Środowiskowych Yusef Kayyam, dzwoniąc pod numer (212) 788-2676, wysyłając e-mail na adres ykayyam@dep.nyc.gov lub dzwoniąc pod numer 311 i mówiąc, iż rozmowa dotyczy lokalu objętego Ochotniczym Nowojorskim Programem Usuwania Zanieczyszczeń.

اُردُو (Urdu)

حامل کی ("فیلڈز براؤن") آلودگی کی درجے درمیانے تا کم جو ،ہیں رہے کر حاصل سے جانب کی ("OER") کاری ازالہ ماحولیاتی برائے دفتر کے NYC شیٹ مبنی پر حقائق یہ آپ 81 Clay ں می پڑوس کے آپ ہے۔ کرتا فراہم سرپرستی ماحولیاتی کی NYC سے توسط کے ("پروگرام کے صفائی") پروگرام کے صفائی رضاکارانہ کے شہر نیویارک لئے کے عمارات کرتا وضاحت کی امر اس کہ جو ہیں چاہتے پڑھنا بیان کا تحفظ کے کمیونٹی آپ اگر ہے۔ دی درخواست لئے کے پروگرام کے صفائی نے گھر کسی موجود پر مقام کے Street لائن آن پر https://a002-epic.nyc.gov/app/workspace/35704/docrepository اسے آپ تو ،گا جائے دیا تحفظ سے طرح کس کو آپ دوران کے صفائی کہ ہے https://a002- کہ جو ،ہیں سکتے کر بھی تبصرہ پر اس اور سکتے پڑھ کو منصوبے کے صفائی کی عمارت کسی آپ ہیں۔ سکتے پڑھ لائن آن پر Brooklyn Public Library, 107 Norman Avenue, Brooklyn, NY 11222 اور epic.nyc.gov/app/workspace/35704/docrepository ہیں۔ رہے کر خیرمقدم کا تبصروں پر منصوبے کے صفائی تک ،دن 30 صرف ہم ہے۔ دستیاب

788-(212) سے Yusef Kayyam مینیجر پراجیکٹ کے کاری ازالہ ماحولیاتی برائے دفتر کے NYC کرم براہ تو ،ہوں سوالات یا تبصرے کوئی کے آپ میں بارے کے صفائی اگر جو کہ ہیں رہے کر کال میں بارے کے عمارت ایسی کسی آپ کہ ہیں سکتے بتا انہیں اور سکتے کر کال پر 311 یا ،سکتے کر رابطہ پر ykayyam@dep.nyc.gov ،2676 ہے۔ انتظام زیر کے پروگرام کے صفائی رضاکارانہ کے NYC

Mr.Shaminder Chawla
Acting Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

Regarding: Comment on VCP Cleanup Plan 81 Clay Street - 25CVCP011K

Dear Mr. Chawla,

Brooklyn Community Board #1 has concerns and questions regarding the proposed Remedial Work Action Plan (RAWP) for the volunteer cleanup site located at 81 Clay Street in Brooklyn, Site #25CVCP011K.

The board is worried about cross contamination of nearby residences as the cleanup site is surrounded by housing developments.

The board urges that the applicant and OER ensure that dust control is robust during remediation.

What is being done to remediate contaminated groundwater? There is no mention in the work plan of dewatering or bioremediation or any other mitigating measure to address the contaminants of concern that exceed SCOs in the groundwater.

The board also takes issue with wording used in OER's Summary of Remedial Investigation Report (RIR). It offers descriptions that do not indicate whether the site is a threat to human health or the environment. The phrases "above groundwater quality standards", "low to elevated levels" and "low to moderate levels" are essentially meaningless on a fact sheet intending to inform the public about risk and hazard. OER should follow DEC protocols for investigation summaries, citing whether contamination poses a threat to human health and the environment, and to what degree.

The board looks forward to your response to these concerns and questions.

Thank you.