



FACT SHEET Brownfield Cleanup Program

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Site Name: 255 Randolph Street
DEC Site #: C224247
Address: 255 Randolph Street
Brooklyn, NY 11237

Have questions? See "Who to Contact" Below

Interim Remedial Measure Proposed Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the 255 Randolph Street site ("site") located at 255 Randolph Street, Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site. The previous notice incorrectly identified the Community Board and location. The updated information is below.

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

http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C224247

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from March 7, 2018 through April 6, 2018. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

- 1) Removal of the existing first floor concrete slab and excavation of soil/fill to one foot below sidewalk grade. Disposal of impacted material will be in accordance with all federal, state and local regulations. Materials used for backfill will meet commercial soil cleanup objectives (SCOs) and protection of groundwater SCOs.

2) Design and installation of a Soil Vapor Extraction (SVE) system and active Sub-Slab Depressurization System (SSDS) to address elevated volatile organic compounds (VOCs) in the sub-slab soil vapor.

3) Installation of a composite cover system including a six-inch thick concrete building slab underlain by a two-inch thick concrete forming system and two-inch thick asphalt cap behind the building.

The IRM will be performed by Tenen Environmental with oversight provided by NYSDEC. The IRM will protect public health and the environment by removing contamination source areas that contribute to soil and groundwater impacts, and by mitigating current on-site soil vapor intrusion exposure pathways. The SCOs will be met for the intended commercial use.

#### *Additional Details*

Preventative measures to address potential nuisance dust, odor and noise issues are addressed in the IRM Work Plan and Citizen Participation Plan.

#### *Summary of the Investigation*

Past environmental investigations indicate the presence of chlorinated solvents in the indoor air, soil and groundwater above regulatory levels.

#### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

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

#### **Background**

##### Location:

The site is located in an urban area on the north side of Randolph Street just east of Scott Avenue in an industrial section of Brooklyn.

##### Site Features:

Most of the 17,741 square foot (SF) property is covered with a 15,000 SF warehouse building with a small dirt lot located on the north side of the building. The site is adjacent to the Long Island Railroad (“LIRR”) right-of-way.

##### Current Zoning and Land Use:

The lot and the surrounding area are currently zoned M3-1 (Manufacturing/Industrial). There are no residential uses within the surrounding area. The property is currently vacant.

##### Past Use of the Site:

The site was last used for warehousing by Handy Lee Enterprises, an importer of Asian food products, from approximately 2006 until August 2015. According to the City Directory Abstract, the site was occupied by a sheet metal fabricator in the 1990s. Prior to this, according to Sanborn Fire Insurance Maps, the site was associated with the manufacture of ammonia for many decades, from at least 1907 to 1985. Sanborn maps from 1933 through 2007 show two exterior steel ammonia

tanks and an acid storage area on adjacent property to the east, with no indication of production operations within the site. However, the 1907 Sanborn map shows the manufacturing facility in a different location on the block, with components of such facility within the footprint of the current site (acid tank and evaporation pan) or partially within the footprint of the current site (storage area, grinding and mixing area, acid chambers). None of the Sanborn maps or other historical resources indicate the use or storage of chlorinated solvents, which are key contaminants of concern at the site.

**Site Geology and Hydrogeology:**

The depth to groundwater is approximately 15 feet below grade, with the flow towards the north.

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

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

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

**FOR MORE INFORMATION**

**Where to Find Information**

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

Brooklyn Public Library - Bushwick Branch  
340 Bushwick Avenue  
Brooklyn, NY 11206  
phone: 718-602-1348

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

**Who to Contact**  
Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Richard Mustico  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7017  
Tel: 518-402-9647  
Email: richard.mustico1@dec.ny.gov

Site-Related Health Questions

Sara Bogardus  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Corning Tower Empire State Plaza, Room 1787  
Albany, NY 12237  
Tel: 518-402-7860  
Email: BEEI@health.ny.gov

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

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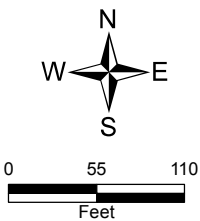
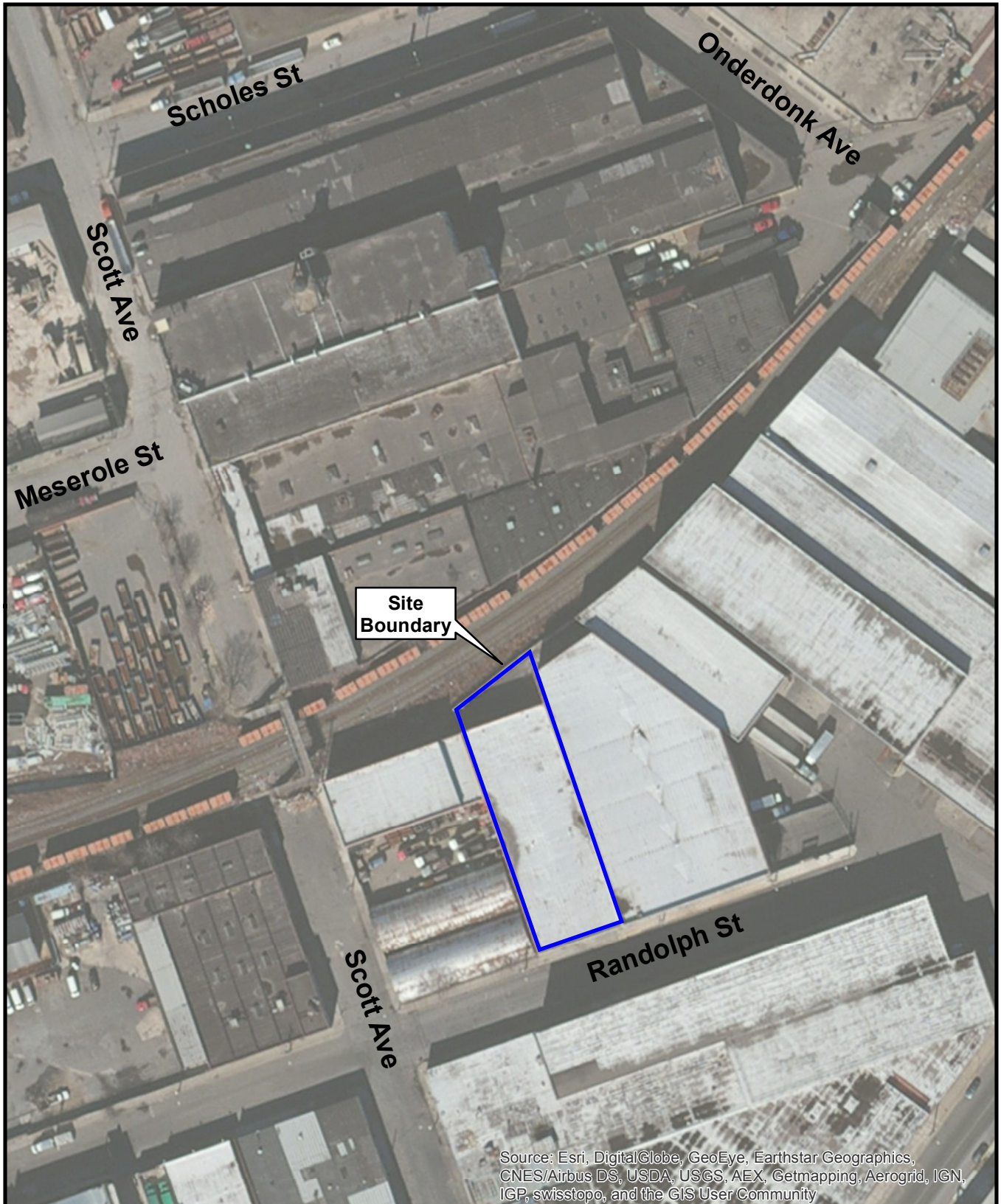
Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



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



**Figure 1**  
Site Map  
255 Randolph St.  
Brooklyn, Kings County  
Site No. C224247

