

Quarterly Public Meeting #5

Gowanus Oversight Task Force

Thursday, March 28th, 2024
6:00 pm - 8:00 pm

P.S. 133 | William A. Butler School
610 Baltic St, Brooklyn, NY

Source: Noah Sheidlower



WELCOME!

- This meeting will be recorded and posted on the Task Force website (gowanustaskforce.net)
- Pick up meeting materials
- Restrooms located at the rear of the room, to the right of the school's front desk

¡BIENVENIDOS!

- Esta reunión será grabada y se publicará en el sitio web del Task Force (gowanustaskforce.net)
- Recoja los materiales de la reunión cuando ingrese
- Baños situados en la parte trasera de la sala, a la derecha de la recepción de la escuela.

Meeting Structure

Maximize opportunities for **Public Engagement**
Focus on **timely topics of interest** to the Gowanus community

Gowanus Green

NYC Housing
Preservation and
Development (HPD)

NYC Department of
Parks & Recreation
(Parks)

NYC School
Construction
Authority (SCA) &
NYC Department of
Education (DOE)

NYS Department of
Environmental
Conservation (DEC)

Task Force
Housing Committee

Task Force
Open Space +
Waterfront Access
Committee

Task Force
Public Infrastructure
Committee

Task Force
Sustainability +
Resiliency and
Housing
Committees

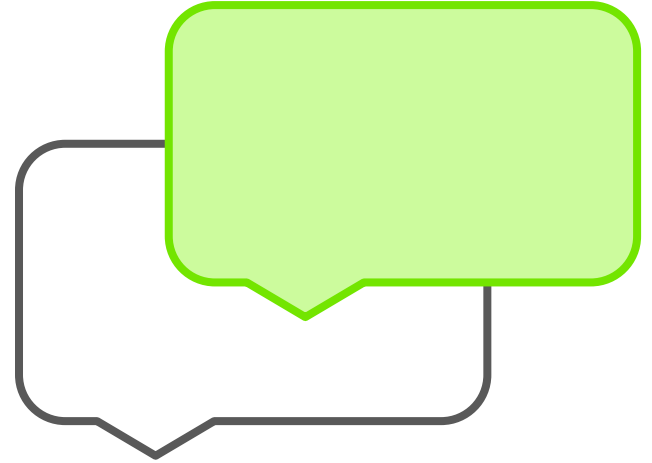
AGENDA

1. **Welcome and Task Force Updates (10 min)**
2. **Gowanus Green (GG): Development Components (60 min)**
 - GG Project Overview (**HPD**, 20 min)
 - GG Public Park (**Parks**, 10 min)
 - GG Public School (**DOE/SCA**, 10 min)
 - **Public Q+A (20 min)**
3. **Gowanus Green: Site Remediation (40 min)**
 - Remediation Update (**DEC**, 20 min)
 - **Public Q+A (20 min)**
4. **Closing and Next Steps (5 min)**

COMMENTS + QUESTIONS

Please include on your note card:

- Your Name (if you wish)
- Affiliation
- Agency(ies) of interest
- City Commitment / Focus
Area of interest



Website: gowanustaskforce.net

Questions can be sent to: info@gowanustaskforce.net

TASK FORCE MEMBERS



15

Community Residents



11

Community Organizations



7

Workforce



33

Volunteers

Community Advocacy



Source: Gowanus Neighborhood Coalition for Justice

33 Stakeholders across 5 Committees

Housing



Public Infrastructure



Open Space +
Waterfront Access



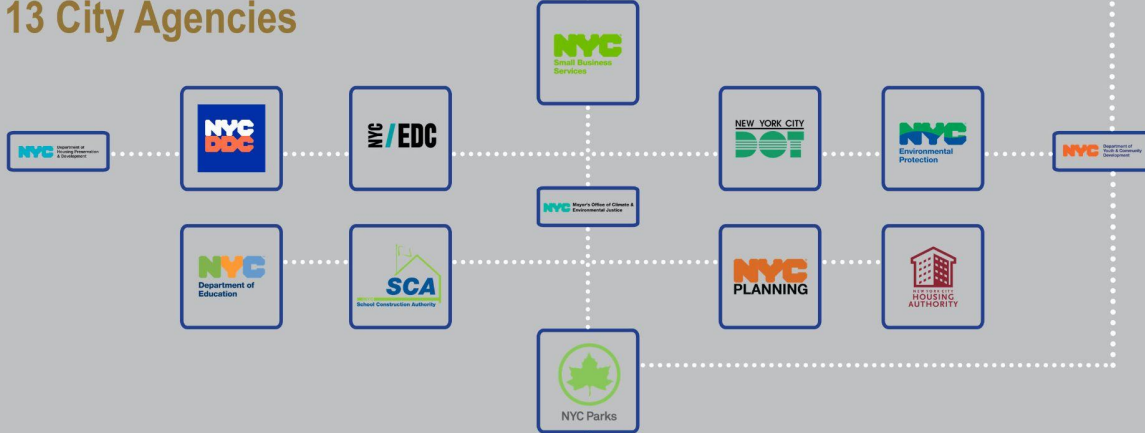
Sustainability + Resiliency



Economic + Workforce Development

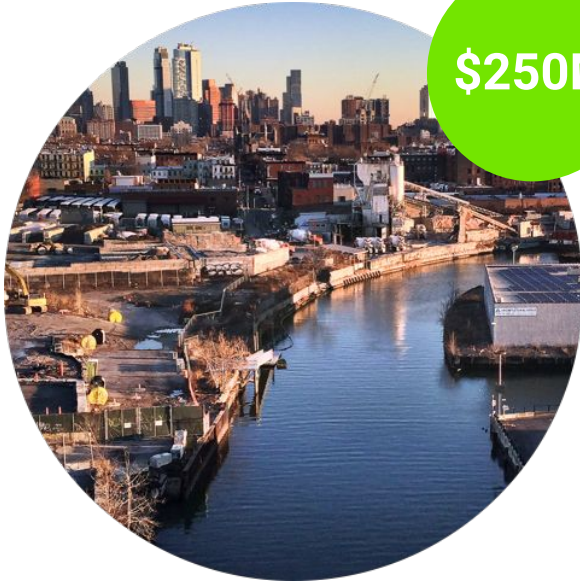


13 City Agencies



8 Elected Officials





\$250M

Public Investments

Housing, public space, community amenities, workforce and business support



\$200M

Priority Capital Needs for NYCHA

Gowanus Houses and Wyckoff Gardens

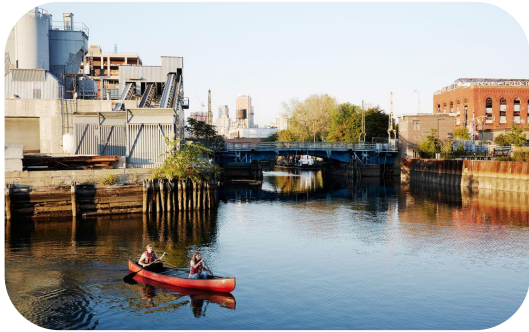
IMPACT OF COMMITMENTS



Job Training and Business Support



**Affordable Housing and
Tenant's Rights**



Flooding, Pollution, and Sanitation



**Cyclist, Pedestrian, and
Resident Safety**



**Schools, Parks, and Other
Public Spaces**

Gowanus Commitments Tracker

- Comprehensive updates on all 56 Commitments uploaded to task force website after quarterly public updates
 - **Gowanustaskforce.net:**

Gowanus Oversight Task Force

Home [Commitments](#) Meetings About

GOWANUS OVERSIGHT TASK FORCE
City Commitment Tracker

City Rezoning Tracker	Committee	GOTF Item #	Item Description	Prime Agency	
					AGENCY UPDATE: Q1
15	Membership and Communications	1.1	<p>Support the Council, Community Board 6, and other stakeholders to form a Community Oversight Task Force.</p> <p>In the first quarter of 2022, City Hall and DCP will support the Council, Community Board 6 (CB 6), and other stakeholders including NYCHA residents and Tenant Association leadership to develop a detailed plan for a Community Oversight Task Force dedicated to commitments related to the Gowanus Neighborhood Plan. The framework of this plan will include:</p> <ul style="list-style-type: none"> • Quarterly meetings will be open to the public with relevant updates on implementation of major plan components and POA commitments, including capital project progress updates by the relevant agency. 	DCP	DCP has been engaged during the facilitator selection as well as the formation of the community oversight I driven primarily by City Council Members Hanif and R DCP's Director, Dan Garodnick, joined elected officials announcement for the final selection of the facilitator task force process. DCP will continue being involved as needed, while ensuring that the task force is driver facilitator and other key stakeholders.

Selected Updates

POA	Update	Agency Responsible
2.4	Gowanus Community Center Update	DYCD / NYCHA
4.6	Training Recruitment Partner RFP	SBS
5.2	Sewer and Drain Infrastructure Work	DEP
6.6	9th St	Parks
Access + amenities (Multiple POA)	Public Bathrooms	Parks

Gowanus Green

(GG Project Overview, GG Public Park, GG Public School)

Task Force
Housing Committee



NYC Housing Preservation and
Development
(HPD)

Task Force
Open Space & Waterfront
Access Committee



NYC Department of Parks &
Recreation (Parks)

Task Force
Public Infrastructure
Committee

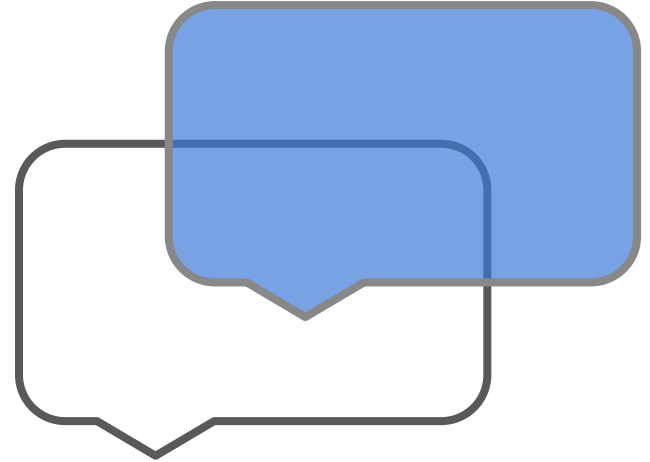


NYC School Construction
Authority (SCA) & **NYC**
Department of Education (DOE)

GG Project Overview, GG Public Park, GG Public School QUESTIONS

Please include on your note card:

- Your Name (if you wish)
- Affiliation
- Committee of interest
- Agency(ies) of interest
- City Commitment / Focus
Area of Interest



Website: gowanustaskforce.net

Questions can be sent to: info@gowanustaskforce.net

Gowanus Oversight Task Force

Housing Committee

Committee Members:

Ariel Krasnow

Vie Mae Richardson

Bahij Chancey

Michelle de la Uz

Monica Underwood

Nilda Lino

Theresa Davis

Valerie Bell



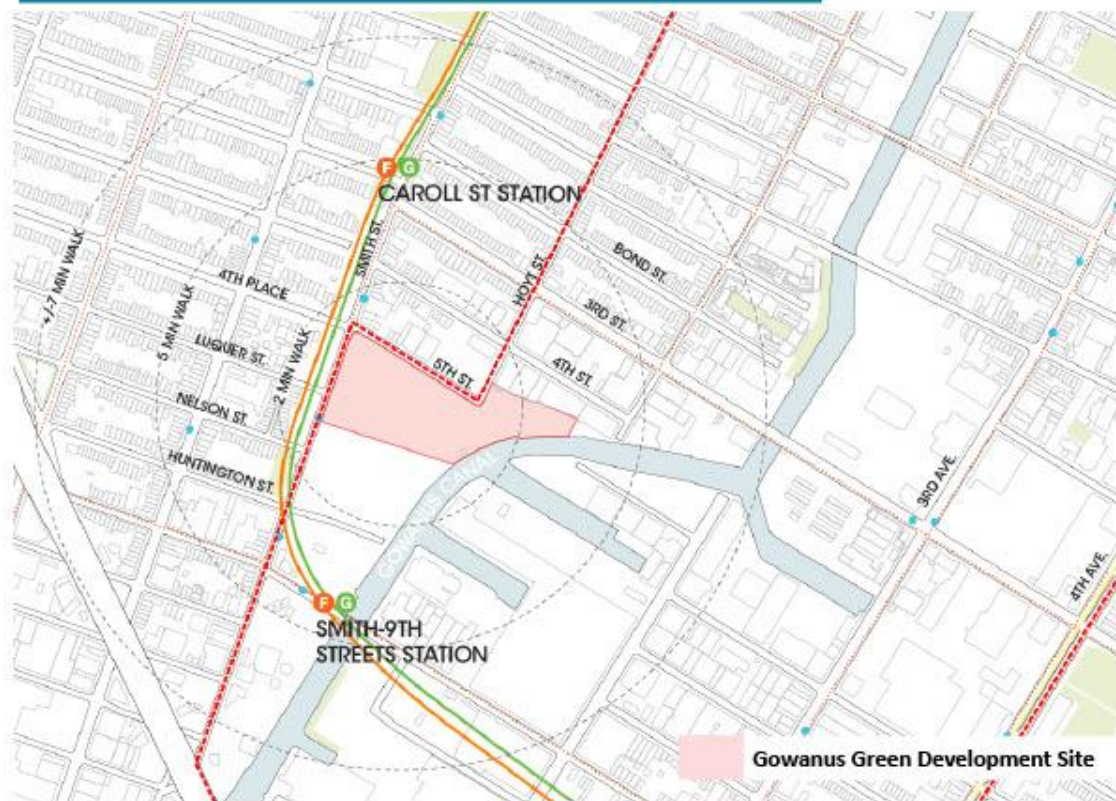
March 28, 2024

Gowanus Oversight Task Force

Quarterly update

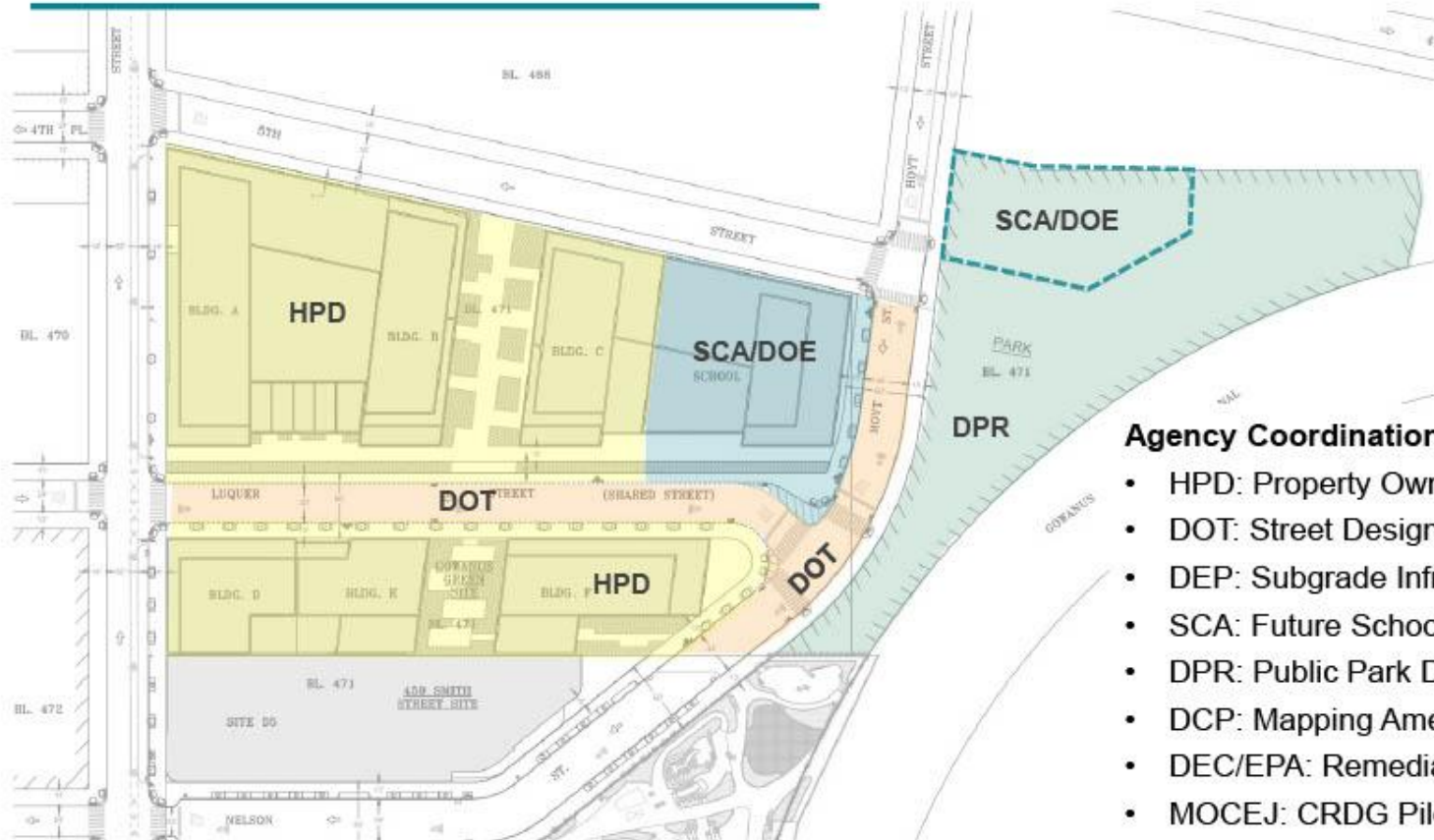
NYC
Department of
Housing Preservation
& Development

Gowanus Green: Site Overview



- **Gowanus Neighborhood Plan** was approved in November 2021
- The **Gowanus Green** is a 5.8-acre city owned site currently under HPD jurisdiction
- **Bounded** by 5th Street to the north, Smith Street to the west, private site to the south, and the **Gowanus Canal** to the east
- **Equidistant** to the **Carroll Street** and **Smith/9th Street F/G** train stations

Agency Coordination



Agency Coordination

- HPD: Property Owner/Residential Buildings
- DOT: Street Design, Maintenance/Operations
- DEP: Subgrade Infrastructure
- SCA: Future School (DOE Operations)
- DPR: Public Park Design
- DCP: Mapping Amendment
- DEC/EPA: Remediation
- MOCEJ: CRDG Pilot Program

Gowanus Green: Project Overview

- **Approximately 955 affordable homes**
 - Approximately 110 rentals for seniors
 - Approximately 50 supportive rentals
 - Approximately 60 homeownership units
- **Six new mixed used buildings built out over multiple phases**
- **Approximately 28,000 sf of nonresidential space**
 - 8,000 sf of retail along Smith Street
 - 20,000 sf of commercial and community facility space along Luquer Street
- **80,000 square foot school site**
- **1.5 acre public park**



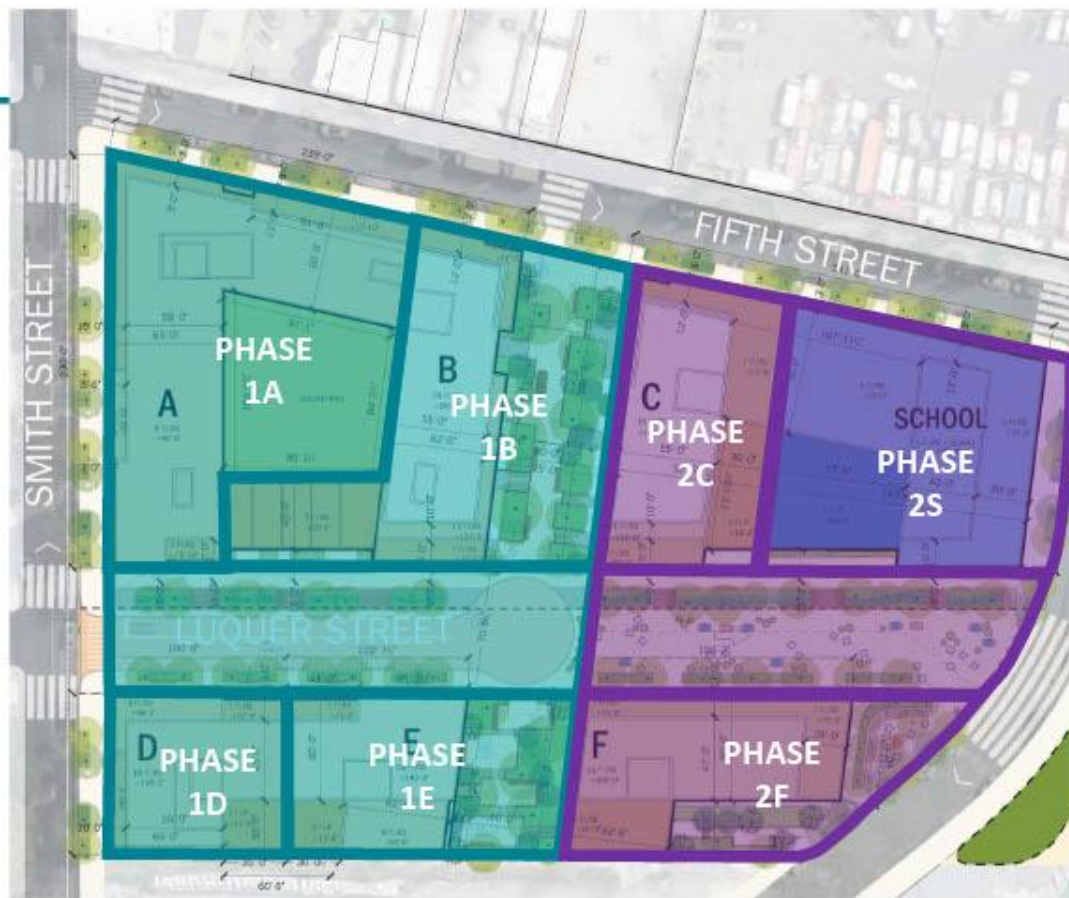
Gowanus Green Phasing

Multi-Phased Project:

- Gowanus Green would be built out over multiple phases beginning from the west of the site and moving east
- Separate financial closings for each building

Phase 1A (Building A)

- Mixed Income building utilizing HPD's Mix and Match Program
- 191 affordable rentals
- Approximately 6,000 to 8,000 square feet of ground floor retail



Housing Affordability

- Income limits for affordable housing (or AMIs) are set each year by U.S. Housing and Urban Development (HUD)
- The majority of HPD projects serve families between 0% to 80% AMI but rental programs serve up to 120% AMI

Retail
Salesperson

\$30,000

30%

Taxi Driver
+ Janitor
+ child

\$76,000

60%

Home Health Aide
+ Caseworker
+ grandparent

\$101,000

80%



\$127,000

for a family of three

100%

Teacher
+ Firefighter

\$135,000

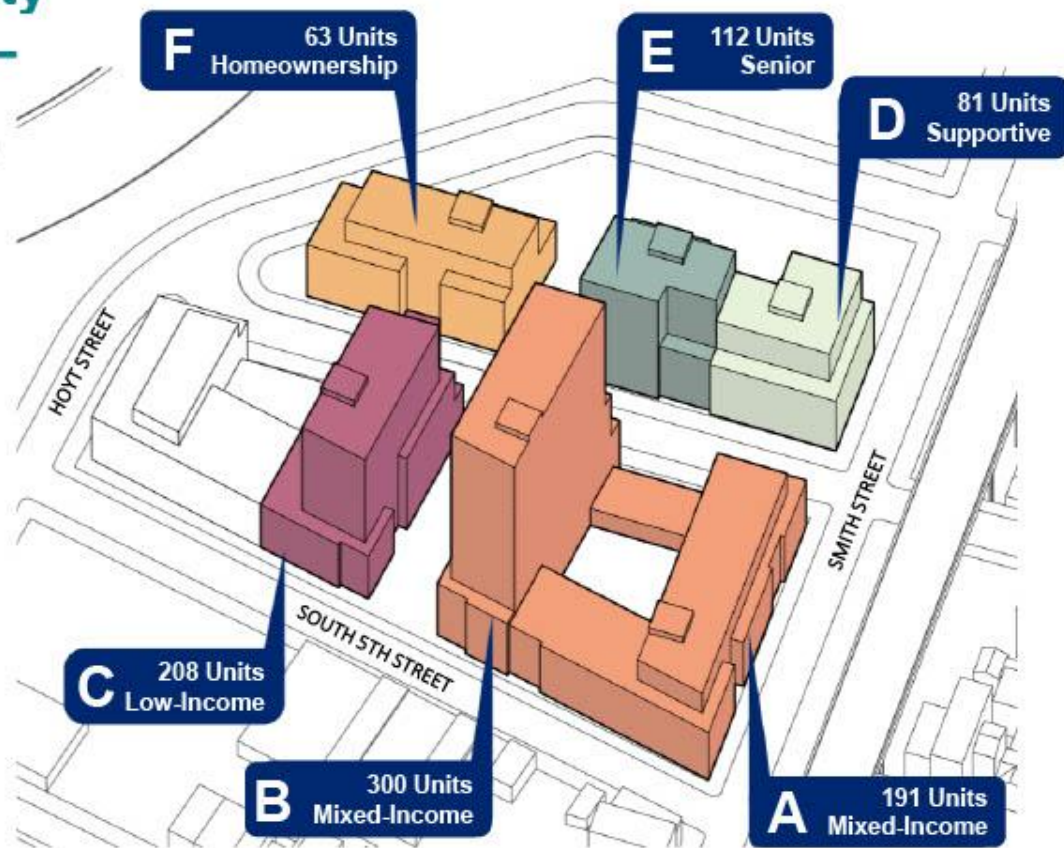
120%

2023
AMI

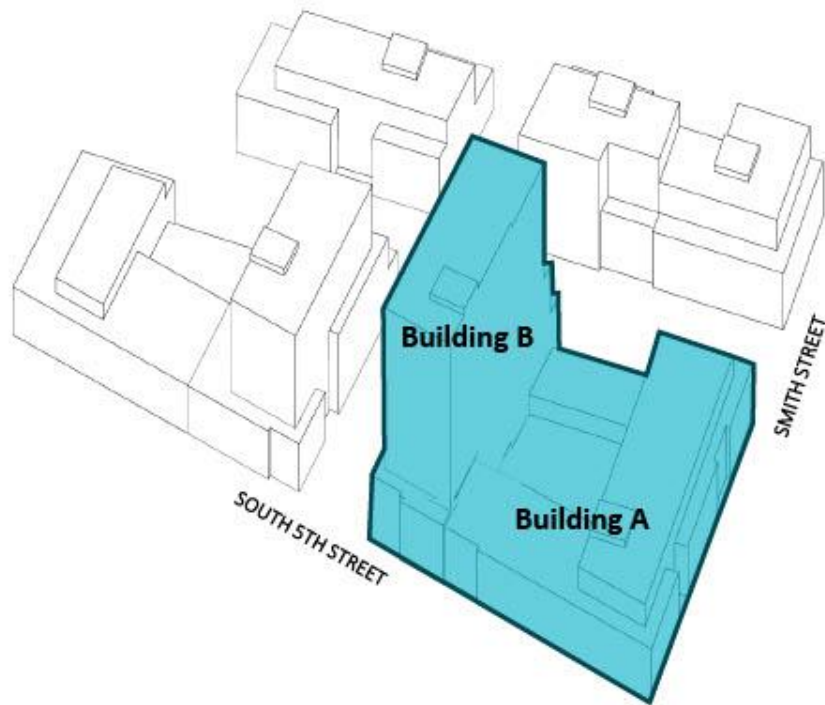
Gowanus Green: Affordability

- Approximately 450 units will be dedicated to households with incomes averaging at or below 50% AMI, including at least 15% of rental units dedicated to formerly homeless households
- No more than approximately 360 units of the rentals will be dedicated to moderate income households (incomes averaging 80-120% AMI)
- Affordable homeownership will be provided for households with incomes averaging between 80%-130% AMI
- Senior housing will be provided for eligible households with incomes up to 60% AMI
- Supportive Housing will be provided

* Unit mix and affordability breakdown are subject to change based on the termsheet at the time of closing

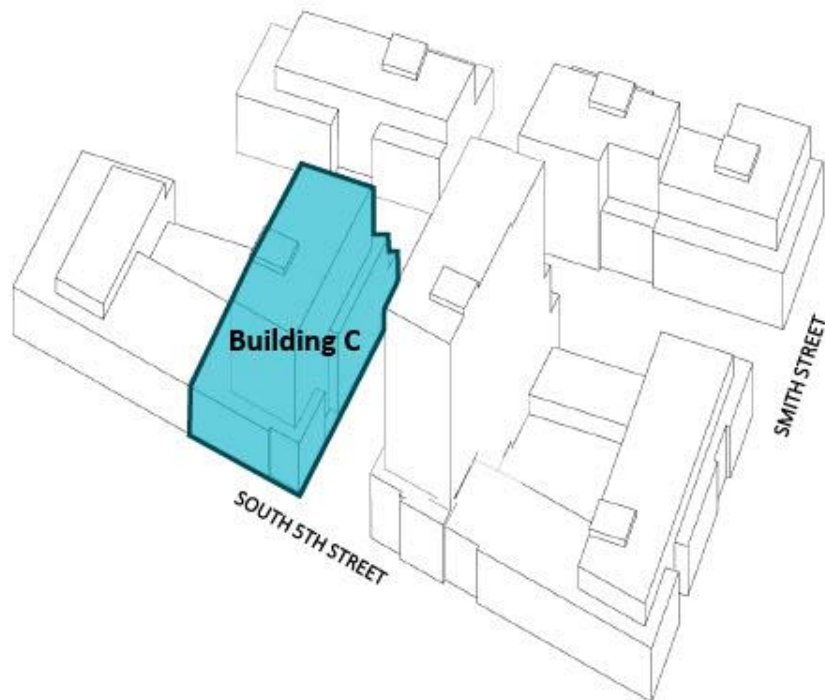


Gowanus Green: Affordability



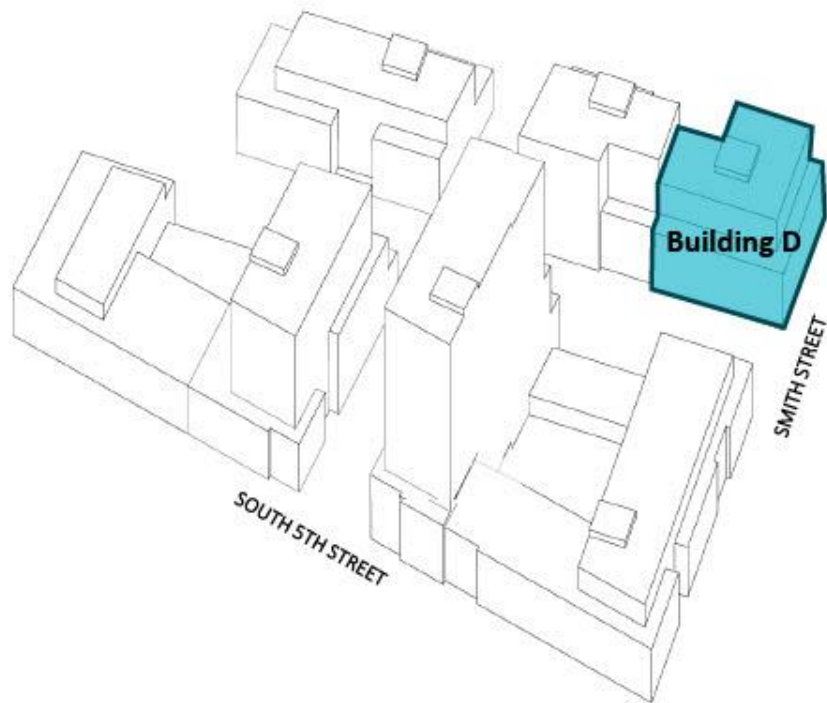
- **Buildings A and B will utilize HPD's Mix and Match Program**
- **Approximately 491 homes across both buildings**
- **Mix and Match funds new mixed-income multi-family rental buildings with certain requirements:**
 - **40 – 60% of homes affordable for low incomes (up to 80% AMI)**
 - **40 – 60% of homes affordable for moderate or middle incomes (up to 120% AMI)**
- **15% of the units would be set-aside for formerly homeless households**

Gowanus Green: Affordability



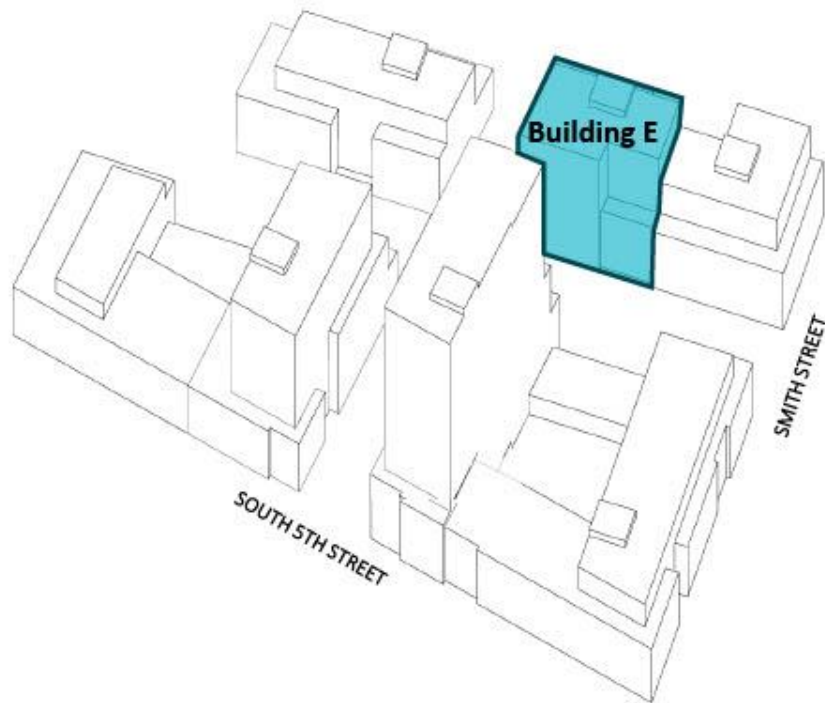
- **Building C will utilize HPD's Extremely Low- and Low-Income Affordability (ELLA) Program**
- **Approximately 208 units**
- **ELLA funds low-income multifamily rental projects:**
 - **A minimum of 80% of the units must be at low-income rents affordable to households up to 80% AMI (\$101,680 for a family of 3)**
 - **Up to 20% of the units for moderate income for households up to 100% AMI (\$127,100 for a family of 3)**
 - **At least 15% of units must be set aside for formerly homeless households**

Gowanus Green: Affordability



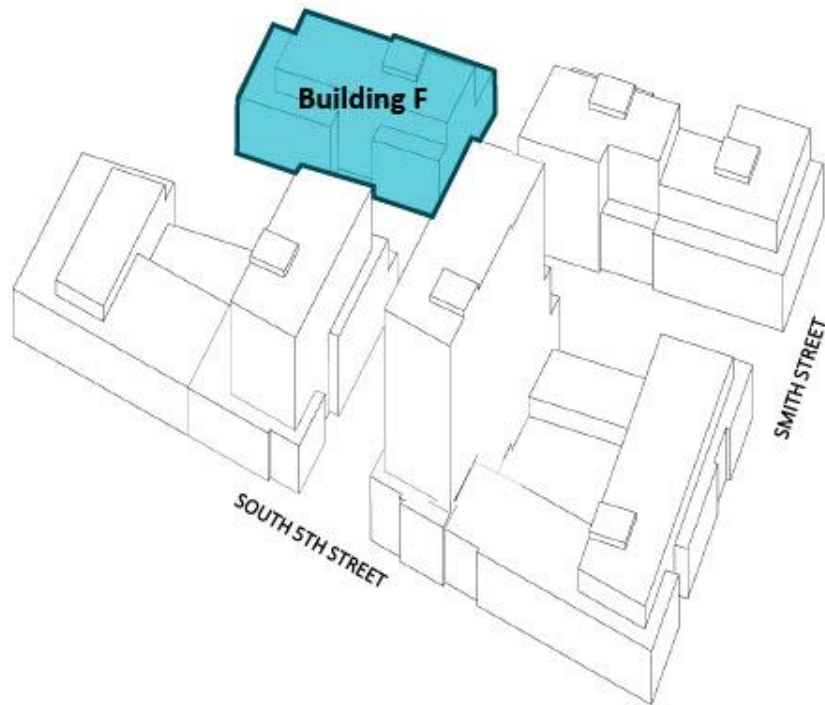
- **Building D will utilize HPD's Supportive Housing Loan Program (SHLP)**
- **Approximately 81 units**
 - **49 units for formerly homeless, disabled individuals**
 - **31 units for low-income households**
- **This program makes low-interest loans to support the development of permanent supportive housing with on-site social services.**
- **This program also provides homes through the Housing Lottery for low-income households with incomes up to 60% AMI (\$76,260 for a family of 3)**

Gowanus Green: Affordability



- **Building E will utilize HPD's Senior Affordable Rental Apartments (SARA) Program**
- **Approximately 112 units**
- **This program makes low-interest loans to support the construction of affordable housing for seniors aged 62 years or older.**
 - **Homeless set-aside units may serve households in which at least one person is 55 years or older**
- **Projects serve senior households with incomes up to 60% AMI (\$76,260 for a family of 3).**

Gowanus Green: Affordability



- **Building F will utilize HPD's Open Door Program**
- **Approximately 63 homeownership units**
- **This program funds the new construction of cooperative and condominium buildings affordable to moderate- and middle-income families.**
- **Projects serve families with an annual household incomes between 80% and 130% AMI (\$101,680 and \$165,230 for a family of 3)**

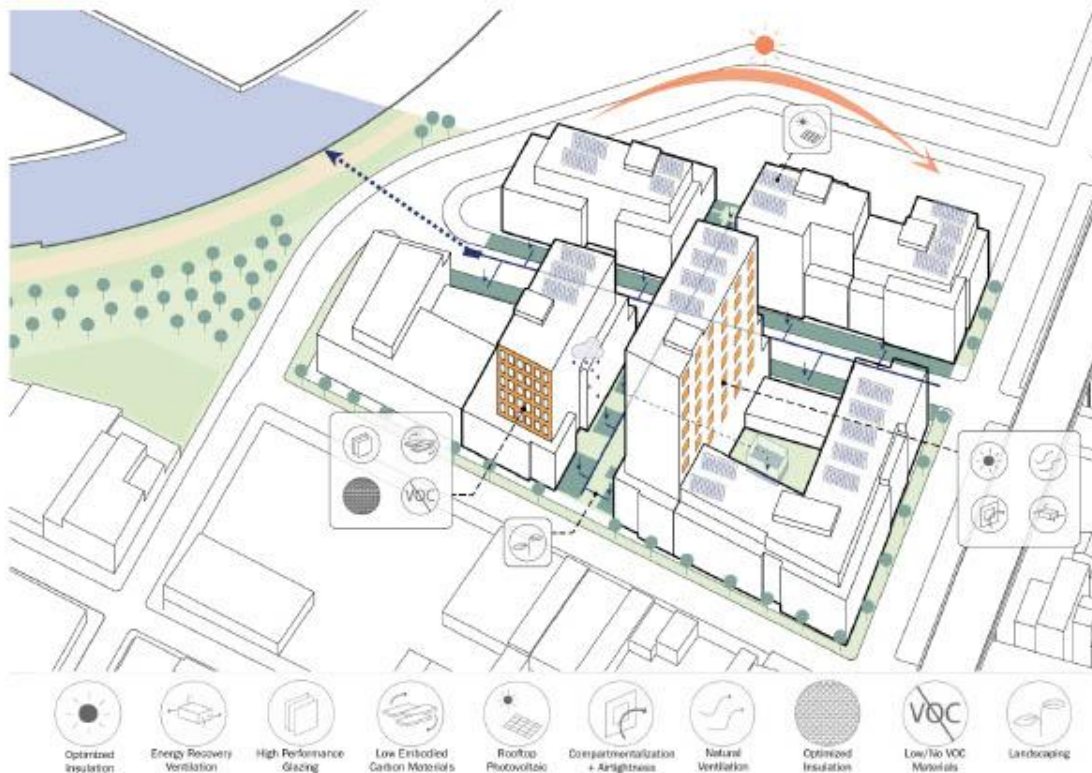
Green Infrastructure and Sustainability Measures

Building Specific Features:

- Incorporate greenhouse gas mitigation strategies including green roofs and on-site renewable energy generation
- All electric design
- High performance insulation and efficient HVAC systems
- Low or no VOC paints, coatings, primers, sealants, and adhesives

Site Wide Features:

- Range of stormwater management strategies to minimize combined sewer overflows including permeable paving, planting areas, bioswale, and rainwater harvesting
- Sustainable landscaping practices utilizing native plantings



Appendix

Rendering: Building A



Rendering: Building D



Affordable Housing Example: Rockaway Village



One-bedroom
Apartment



30% AMI

50% AMI

80% AMI

Rents

\$520

\$1,000

\$1,500

Income limits

One-person
Household



\$30,000

\$50,000

\$80,000

Three-person
Household



\$40,000

\$65,000

\$100,000

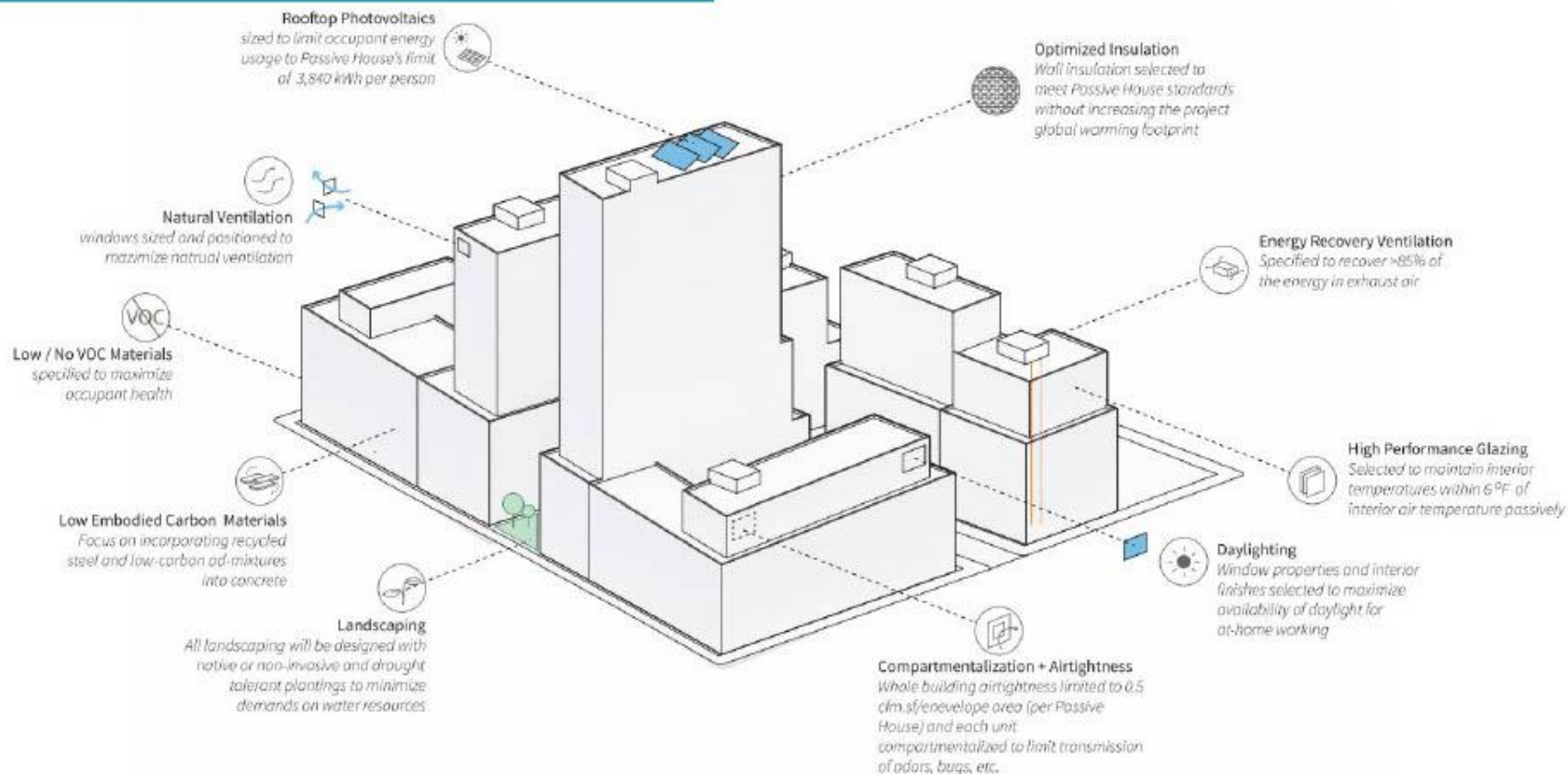
Previous Site Plan



Revised Site Plan



Green Infrastructure and Sustainability Measures



Glossary of Terms

- **CRDG: Climate Resiliency Design Guidelines**
- **DCP: Department of City Planning**
- **DEC: Department of Environmental Conservation**
- **DEP: Department of Environmental Protection**
- **DOE: Department of Education**
- **DOT: Department of Transportation**
- **DPR: Department of Parks and Recreation**
- **EPA: Environmental Protection Agency**
- **HPD: Department of Housing Preservation and Development**
- **MOCEJ: Mayor's Office of Climate and Environmental Justice**
- **SCA: School Construction Authority**
- **ULURP: Uniform Land Use Review Procedure**

Gowanus Oversight Task Force

Open Space + Waterfront Access Committee

Committee Members:

Arnie Grad

Candelaria Mas Pohmajevic

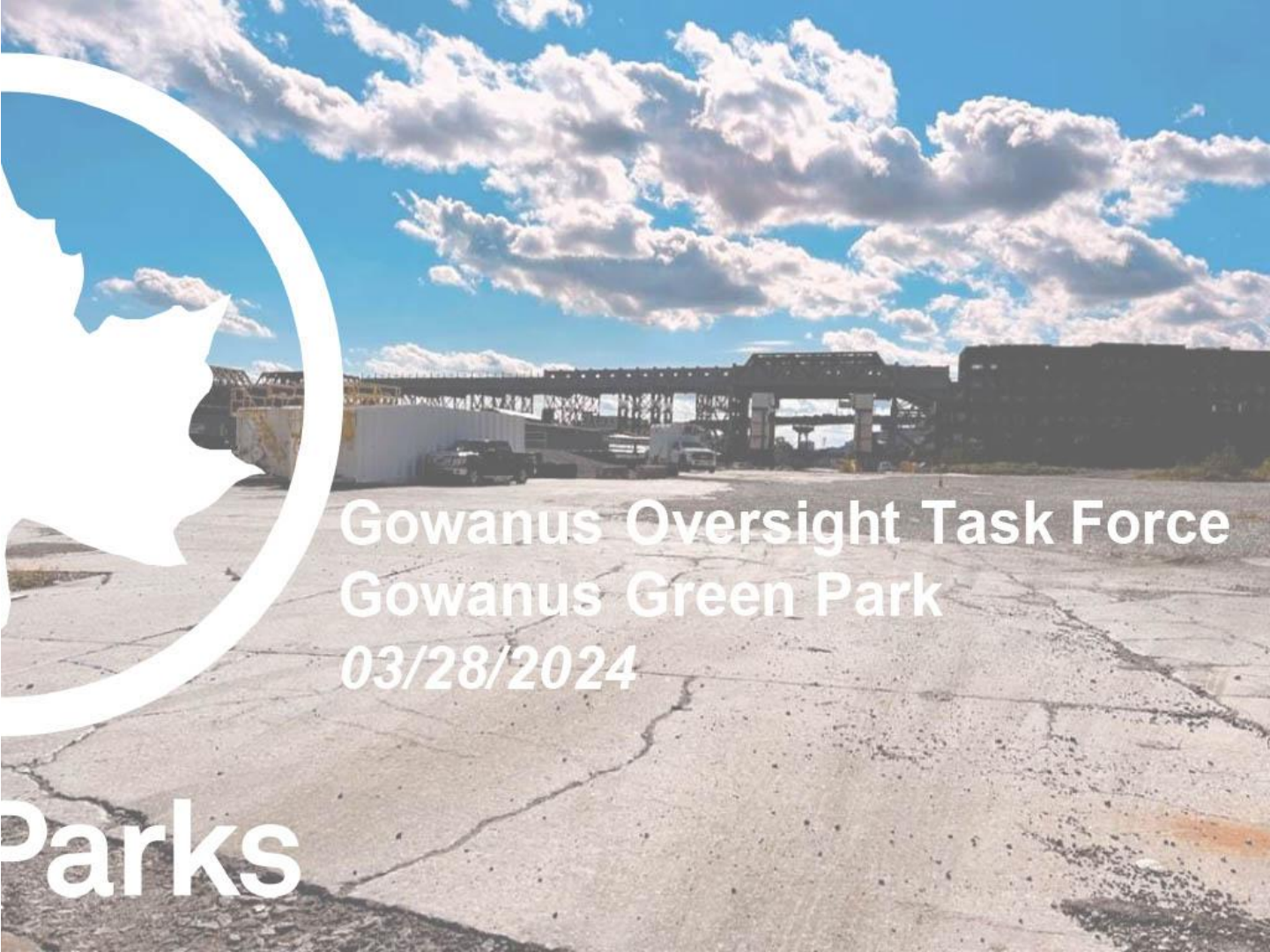
Celeste LeCompte

Chris Papamichael (Co-Chair)

David Briggs (Co-Chair)

Diana Gruberg

Lisa Lightbody



Gowanus Oversight Task Force
Gowanus Green Park
03/28/2024

Parks

Overview

2007-The City released the RFP for a mixed-use, mixed income development project including a **Waterfront Park** to be constructed and maintained by the development team at the corner of Smith & 5th Streets.

2020-HPD releases revised project plan which is now **100% affordable housing**.

2021-Gowanus rezoning includes land use actions to advance the Gowanus Green project including the following **POA** commitments:

- \$14.4M** for construction of the **1.5-acre** city-owned park;
- City will provide for maintenance either through its funding of the overall Gowanus Green development or through participation in a future **BID**
- Targeting design start in **2025**, construction start in **2027**



2008



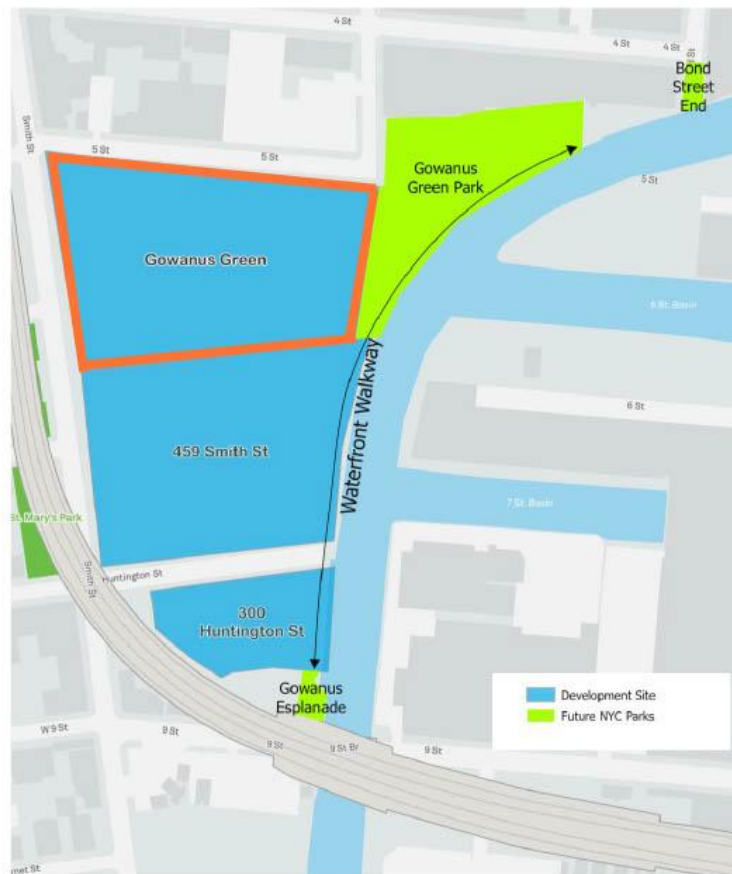
2024

Connections

The Park is also a critical nexus in the **Waterfront Access Plan** (WAP) which links the private development WPAA's with three **new parks** along the Gowanus Canal funded through the rezoning.

Gowanus Green Park connects directly with the 459 Smith St WPAA to the south which connects with the newly opened 300 Huntington St WPAA and the **Gowanus Esplanade**, the planned city-owned open space at Smith & 9th Streets.

Depending on whether private development advances, the park could also connect new WPAA's to the north and the **Bond Street End Open Space**.



Importance & Opportunities

The open space is an integral part of Gowanus Green development:

- Provides a **playground** for potential new school.
- Siting **green infrastructure** within the park helps the project achieve a more resilient approach to stormwater management.
- The proximity between the park and the mixed-use development creates an opportunity to incorporate amenities such as a **public bathroom** into a building at the ground floor level, an approach HPD and Parks have successfully used at these sites:
 - Hunter's Point (Queens)
 - Anibal Aviles Playground (Manhattan)
 - Evelina Antonetty Playground (Bronx)



Gowanus Green Massing



Evelina Antonetty Playground

Design

- Parks and Development Team hold **community input meeting**, which is official start date of a project.
- Parks Designer attends **Coordination Meeting** to review permitting, testing, and approval requirements.
- Parks Chief approves **project schedule** based on those requirements.
- Development Team Designers develop **conceptual and schematic designs**.
- Schematic designs receive **Deputy Commissioner and Parks' Commissioner approval**.



External Design Approvals (2-3 months)

Park present design for **external review** as required:

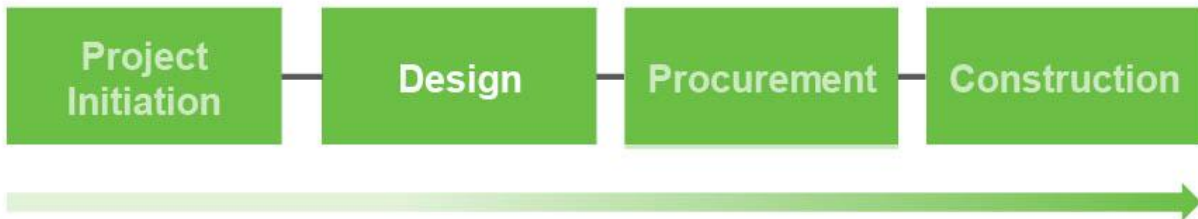
Community Board review
Public Design Commission Approval

Park Coordination

In consultation with **NYC Parks**, the **Gowanus Green development team** will construct the park using the **\$14.4M** in public funding allocated for design and construction. Park design requires significant coordination with:

- Upland Development – HPD/Gowanus Green Team
- Elevation and Construction Schedule of Streets – DOT/DDC
- Sewers and Green Infrastructure – DEP/DDC
- Bulkhead – EPA Superfund

Parks Capital Project Process



Design Development

Points of Agreement (POA) Prioritized Amenities

- Boat access and storage
- Public bathrooms

Potential Amenities

- Dog run
- Playground with courts

Also:



Fitness



Play Yards



Multi-generational social seating



Skate Parks



Multi-Use



Courts

Boat Access

Considerations at **Gowanus Green Park**

- Bulkhead



- Storage



Parks Operations & Maintenance

Cleaning

- Dirt, litter and obstructions
- All walkways, sidewalks, lighting and all other improvements and facilities
- Graffiti shall be regularly painted over or removed
- Drains, sewers and catch basins shall be cleaned regularly
- Branches and trees damaged or felled shall be promptly removed

Snow Removal

- Snow and ice shall be promptly removed from all walkways so as not to interfere with safe passage and from all other paved surfaces

Landscape Maintenance

- The maintenance program for the planted portions shall consist of a “Spring Start-up Period” program, a “Season Closing Period” program, and a continuing maintenance program through the “Growing Season”

Repairs and Replacement

- All facilities, furnishings, equipment, and light bulbs
- Benches or other Seating.
- Walls, Barriers and/or Fencing
- All paved surfaces
- Marine Structures and Engineered Shoreline Edges

Gowanus Oversight Task Force

Public Infrastructure Committee

Committee Members:

Johnny Thornton

Leslie Davol

Pam Wong

SJ Avery

Steven Schechter (Co-Chair)

Tony Ruiz

Agenda- SCA

- ▶ Points of Agreement - School at Gowanus Green
- ▶ SCA General Process for Siting Schools
- ▶ Enrollment /Utilization
- ▶ Recent Capacity Added/Planned
- ▶ Next Steps



Points of Agreement: School at Gowanus Green*

POA Item #53. Construct a school at Gowanus Green.

- ▶ SCA commits to constructing a DOE school at Gowanus Green. An approximately 22,000 square foot parcel is being reserved for the school and is located across from the future public park at the intersection of 5th Street and the new Hoyt and Luquer Streets extensions.
- ▶ This commitment is subject to a City commitment to fund the project.
- ▶ DOE and Parks will provide a Joint Operated Playground (JOP) at the public park across the street for exclusive use by the school during the school day.
- ▶ DOT and DOE School Safety will create a plan to provide appropriate street traffic safety measures to enable safe school bus pick up and drop off as well as safe crossing to the JOP.

•**Timeline:** To be determined based on finding an alternative location for EPA Staging of Gowanus Canal cleanup, the completion of full-site remediation, and subject to seat need.

**Section from "Gowanus Re-Zoning Points of Agreement" November 10, 2021- Available on the New York City Council's website and the Gowanus Oversight Task Force website*

SCA General School Siting Process / Timeline Part 1...



SCA works with the DOE and other partners to determine what the seat needs are in a subdistrict using many factors including current and historical enrollment rates. This includes conversations about grade levels needed.



Once needs are identified, funding is committed in the capital plan



SCA looks for sites for new schools



Once a site is found there is a site selection approval process.



From start of design through occupancy is generally 3-4 years (one for design, 2-3 for construction) depending on the size of the school, size conditions, and any unforeseen delays.

SCA General School Siting Process Timeline

Part 2: Gowanus Green



For the Gowanus Green school some of that process will not be necessary as the site was already provided for in the Gowanus rezoning and has been approved.



As per the POA, various important milestones will be met before we reach school opening day: Site remediation, and committed funding chief among them

Enrollment/Utilization in D15*



The SCA works closely with the DOE and other agencies to review data about enrollment and utilization in NYC public schools every year and will continue as we get closer to building the school.



Enrollment in many districts across the city, including District 15, has declined over the last few years. Factors include birth rates, people moving in and out of the city, housing starts, census information and more.



Those trends began several years ago and were accelerated by the pandemic. The newest arrivals to the city who enrolled in public schools over the past 2 years, are captured in this data.

** More information on this is available on the SCA website, under "Community" on our homepage, then under "Demographic Projection", "Housing Projections", and "Enrollment, Capacity and Utilization Report 2022-2023"*

Recent D15 Subdistrict Capacity Added/Planned *

- ▶ District 15 is divided into 3 subdistricts.
 - Subdistrict 1- Sunset Park
 - Subdistrict 2- Park Slope
 - Subdistrict 3- Carroll Gardens/ Gowanus/ Red Hook
- ▶ Gowanus Green is located physically in subdistrict 3, and is also close to subdistrict 2 “Park Slope”.
- ▶ On the next slide we show recent seats added and planned through construction in subdistricts 2 and 3

*For information on SCA planning, methodology, capital expenditures and more, the SCA's past and current Capital Plans are available on the SCA website www.nycsca.org

Recent D15 Subdistrict Capacity Added/Planned *

School	Opening Date	Seat Number
PS 32 Addition	September 2020	436
PS 321 Annex	September 2024	451
K654 @80 Flatbush	September 2024	376
K680- Harbor Middle School	September 2027	557
TOTAL SEATS ADDED/PLANNED 2020-2027		1,820



*For information on SCA planning, methodology, capital expenditures and more, the SCA's past and current Capital Plans are available on the SCA website www.nycsca.org

Next Steps & Questions



SCA will continue to work with all of the agencies involved with Gowanus Green and the re-zoning area



SCA will continue to update the Gowanus Oversight Task Force and the City on our commitments



Once remediation and other milestones are reached SCA will work closely with all Gowanus Green partners and stakeholders on the full site development and the school



Questions

Discussion and Public Q&A

**GG Project Overview, GG
Public Park, GG Public School**

Gowanus Green

(GG Site Remediation)

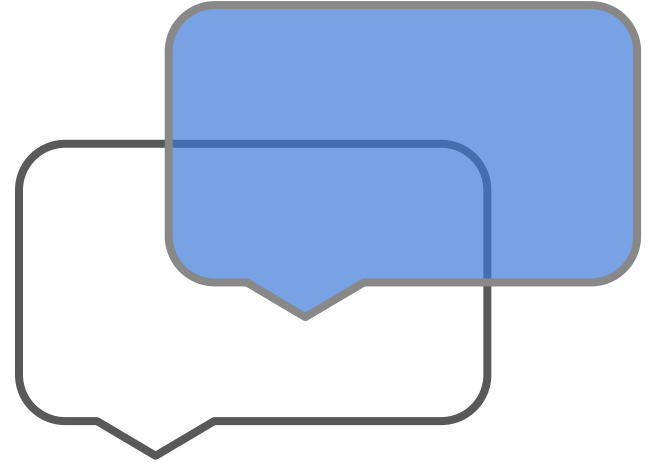
Task Force
Sustainability & Resiliency and
Housing Committees

NYS Department of Environmental
Conservation (DEC)

GG Site Remediation QUESTIONS

Please include on your note card:

- Your Name (if you wish)
- Affiliation
- Committee of interest
- Agency(ies) of interest
- City Commitment / Focus
Area of Interest



Gowanus Oversight Task Force

Sustainability & Resiliency Committee Housing Committee

Sustainability + Resiliency Committee Members:

Andrea Parker
Beth Bingham
Betsy Cannon (Co-Chair)
Derek Bupp
Frank Dubinsky
Julia Ehrman
Rachel Stein (Co-Chair)

Housing Committee Members:

Ariel Krasnow
Vie Mae Richardson
Bahij Chancey
Michelle de la Uz
Monica Underwood
Nilda Lino
Theresa Davis
Valerie Bell



Department of
Environmental
Conservation

Citizens Manufactured Gas Plant (MGP) (C224012, C224012B)

Borough of Brooklyn, Kings County

Gowanus Oversight Task Force Presentation
3/28/2024

NYSDEC Remedial Work in Gowanus Area



- US EPA remediating Canal – NYSDEC Remediating Upland Sites
- NYSDEC managing cleanups at around **50 sites**
- 3 MGP sites
 - Fulton MGP at head of canal
 - Metropolitan Gas and Light toward mouth of canal
 - **Citizens Gas Works** in middle of canal
- Multiple NYSDEC Remedial Programs
- **Close Coordination with NYS Dept. of Health**

NYS Brownfield Cleanup Program (BCP)

Creation

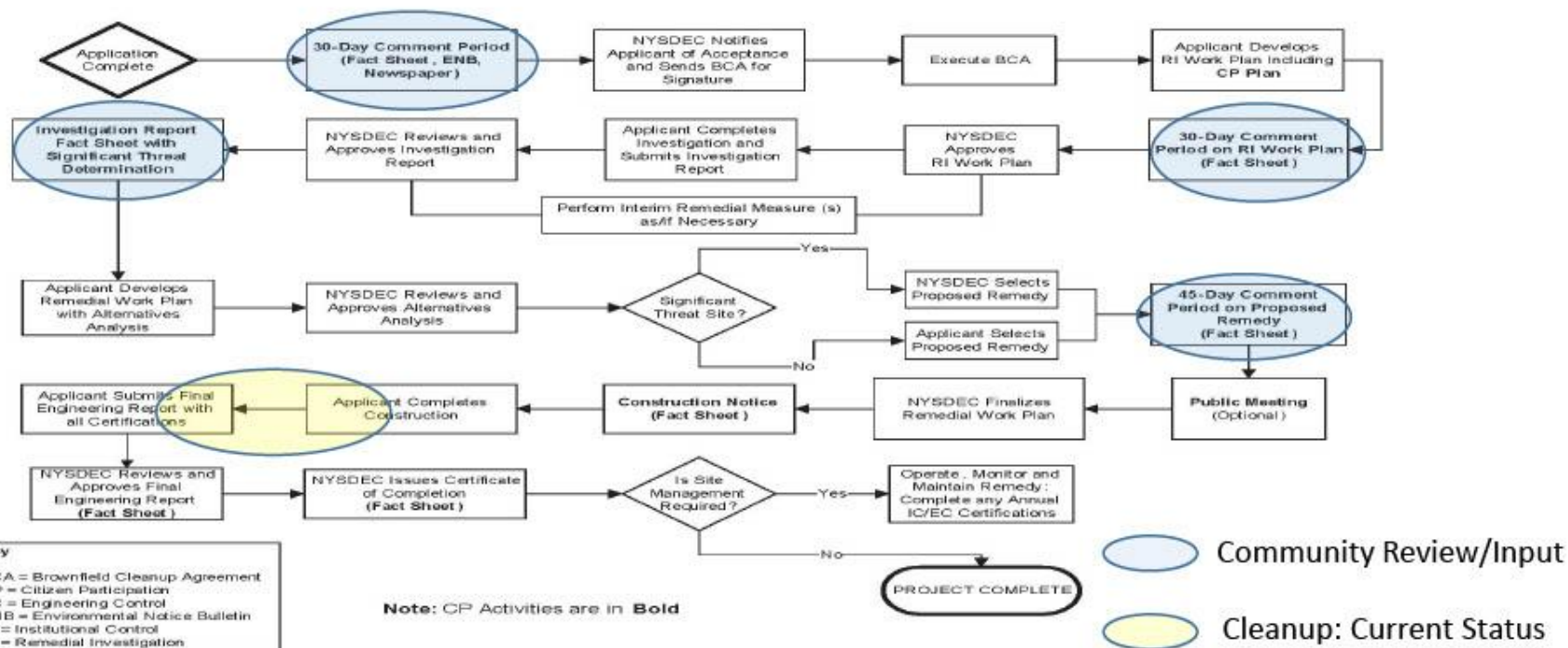
- Superfund/Brownfield Law of 2003
- Regulations effective – 12/14/06
- Replaced Voluntary Cleanup Program

Mission

- **Encourage** private-sector cleanup and redevelopment
- **Revitalize** economically blighted communities
- **Remediate** sites to protect public health and environment



General BCP Process



Citizens MGP History

- Brooklyn Union Gas operated an MGP on the Citizens MGP Site for approximately 100 years and was demolished in the early 1960s
- MGP produced gas from coal, oil and other feedstocks, which was stored and then piped to the surrounding area for lighting, cooking and heating
- The primary residual contaminant from these processes is **coal tar, which is a non-aqueous phase liquid (NAPL)**
- National Grid is the corporate successor to Brooklyn Union Gas



Site Administrative History

- 2009 – Initial Brownfield Cleanup Agreement (C224012) with 4 parties
 - National Grid (participant)
 - The City of New York, Vichar Inc., and Harvic International (volunteers)
 - Gowanus Green Partners LLC added in 2019 as volunteer
- 2019 – Site was divided in two (C224012B) with 2 parties
 - National Grid (participant)
 - Smith Street Owner LLC (volunteer)
 - HR DC Smith Street Owner LP added in 2021 as volunteer



Site Remedial History

- Site work began in 2019 after tenants left the properties
- Remedial Components
 - **Excavation** of known tar impacted structures
 - Installation of a new **sealed barrier wall bulkhead**
 - Installation of **collection wells** behind the bulkhead
- Initial work was completed 2021



Site Remedial History

- Summer of 2023 - EPA issued a **matrix** outlining the requirements for upland site remedial work to protect the canal remedy
- October 23, 2023 – National Grid submitted a Supplemental Remedial Measures Plan to NYSDEC to address the EPA concerns and persistent groundwater issues



Site Remedial History

- January 19, 2024 – NYSDEC, **in consultation with EPA**, responds to National Grid's October 23, 2023 letter, requesting additional remedial work and noting that National Grid's proposed supplemental remedial measures were insufficient
- February 2, 2024 – National Grid invokes **Dispute Resolution** per the terms of the BCA
- March 1, 2024 – NYSDEC issued a **response** to the Dispute Resolution



Requested Supplemental Remedial Components

- Provide a proposal for removal and/or treatment and/or containment that addresses coal tar/source material remaining on the site to an elevation of -23 NAVD88 (2 feet below the EPA cap in the Gowanus Canal) to the extent feasible
- Requested components are consistent with requests to address coal tar/source material at multiple other Gowanus Canal Area BCP sites with mobile coal tar



Current Status

- The Site is currently in the **Dispute Resolution Process** and discussions are ongoing with National Grid
- **Offsite** investigation and delineation are beginning
- Coal tar removal (pumping) and gauging are reported monthly
- Geotechnical subsurface investigation is planned to occur on Parcels 1 and 2



Final Steps in Cleanup Process

- Following dispute resolution, additional remediation of the site will occur. The remedial party will be required to submit the following:
 - **Construction Completion Report**
 - **Final Engineering Report**
- NYSDEC will then review and issue:
 - **Certificate of Completion**



Controls and Long-Term Monitoring

As contamination will remain, the site will be protected by **engineering** and **institutional** controls. These controls must be maintained and inspected by the remedial parties until the DEC approves ceasing them.

Institutional Controls – Environmental Easement Restrictions

- Site can be used for multi-family housing, park land, as a school or a less restrictive use (commercial, industrial)
- Groundwater at the site cannot be used
- Remedial parties **MUST** maintain engineering controls and perform scheduled monitoring

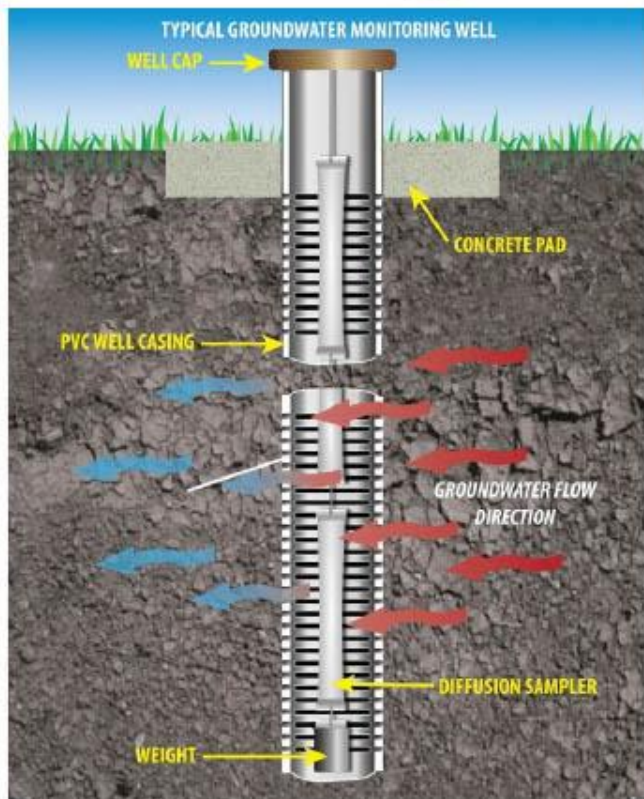


Engineering Controls

- A **soil vapor intrusion evaluation** will be performed to determine if the potential remains for contamination to enter the building in vapor form
- The building **foundations** and top 2 feet of **soil** will act as a **physical barrier** to prevent human exposures
- **NAPL collection** will remove remaining source material at depth that cannot be addressed by any other means



Monitoring of Engineering Controls

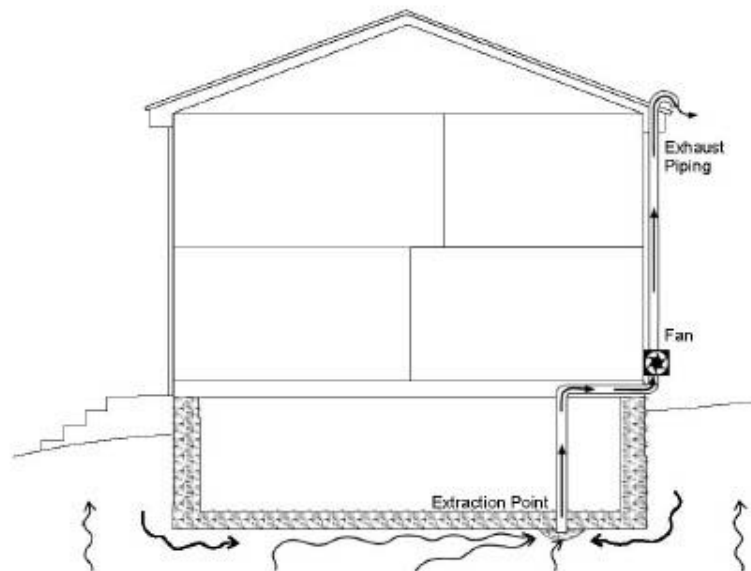


- **Checking collection wells** for NAPL and removal of material from the wells for disposal
- **Annual inspections of the cover** (soil and building areas) and repair as necessary to ensure that the cover is intact and remains protective
- **Monitoring of groundwater** to ensure that groundwater contamination is not expanding or moving beyond the known boundaries

Monitoring of Engineering Controls

IF the soil vapor intrusion evaluation indicates the potential for soil vapor intrusion into the building:

- A **sub-slab depressurization system** will be installed to collect contaminated soil vapor before it enters the building
- Such a system will require **regular inspection and maintenance** to ensure a negative pressure environment exists under the building



Example MGP Site Redevelopments

- C231012 RiverPlace 2 (Multi-family housing)*
- C231024 RiverPlace 1 (Multi-family housing)
- V00438 White Plains MGP (School)
- V00569 Mt. Vernon MGP (Multi-family housing)
- V00557 Purdy St. Station (School)
- **V00552 E.173rd St. (Starlight Park)***
- V00536 E.21st St Works (Peter Cooper Village)
- V00535 E. 14th St Works (Stuyvesant Town)
- C231093 515 West 18th St. (Multifamily Housing)*
- 439001 Oneonta MGP (Neahwa Park)
- 623029 Watertown MGP (multi-family housing)
- **C360064 Tarrytown MGP (multi-family housing)***
- 755008 Ithaca Court St. MGP (School and Park)
- **C704046 Binghamton Washington St. MGP (Multi-family housing)***
- V00406 Newtown/Elmhurst Former Gas Holder (Elmhurst Park)*



Tarrytown

- 20-acre site on Hudson
- Work completed in 2005
- COC issued in 2007
- Redevelopment:
Multifamily Housing



- Several underground structures from historic MGP activities
- Removal of petroleum and MGP-related contamination from the land and the bottom of the Hudson River



Bronx

- 10-acre site on Bronx River
- Contamination from leaking gas holders and tar wells
- Remedial Action Completed 2010
- Release letter issued under the past Voluntary Cleanup Agreement
- Redevelopment: Starlight Park



Binghamton

- 1.3-acre site at confluence of the Susquehanna and Chenango Rivers
- Coal tar contaminated soil and debris
- Certificate of Completion 2011
- Redevelopment: Student Housing



Thank You

Patrick Foster

Deputy Commissioner

- *Environmental Remediation*
- *Materials Management*
- *Mineral Resources*
- *Office of Sustainability*

Connect with us:

Facebook: www.facebook.com/NYSDEC

Twitter: twitter.com/NYSDEC

Flickr: www.flickr.com/photos/nysdec

Join us: Next DEC Area-Wide

Availability Session in **June 2024**

Sign up for updates at DEC Delivers:

<https://dec.ny.gov/news/dec-delivers>



Department of
Environmental
Conservation

Discussion and Public Q&A

GG Site Remediation

THANK YOU | NEXT STEPS

- Commitments Tracker Updated
- Questions + Answers Posted
- Membership / Committee Opportunities
- Next Public Update Meeting: June 27th, 2024

[Gowanustaskforce.net](https://gowanustaskforce.net)