

# Fulton Works Former MGP Site (224051)

## Brooklyn, NY

### Site Status Update

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The New York State Department of Environmental Conservation (NYSDEC) is providing an update on the Former Fulton Works Manufactured Gas Plant (MGP) Site “site”, located adjacent to Nevins Street between Douglass and Sackett Streets in Brooklyn, NY.

#### Former Fulton Works MGP – Site History

The Fulton Municipal Works MGP site is located in the Gowanus neighborhood of Brooklyn to the east of the Gowanus Canal. The site occupies five properties (designated Parcels I through V) located between Douglass and Sackett Streets and between the Gowanus Canal and Fourth Avenue. These five properties comprise approximately 6.5 acres.

A detailed remedial investigation (RI) was completed for the site by National Grid NY (“remedial party”) with oversight from DEC. A Record of Decision (ROD) was issued in 2015 which summarizes the results of the investigation and selected a remedy for each of the site parcels. Two off-site properties, designated as Parcels VI and VII, were also investigated and are also subject to the site’s 2015 ROD as part of Operable Unit 1 (OU1). Note that Parcel VIII, located on the western side of the Gowanus Canal, is anticipated to be part

of a separate ROD under Operable Unit 2 (OU2) to address off-site impacts associated with the site.

The purpose of the RI was to define the nature and extent of contamination existing at the site. Analytical data was collected for soil, groundwater, air, indoor air, and soil vapor. The results of the RI indicate that there are significant subsurface soil and groundwater contamination from the former MGP site. As indicated in the ROD, some of the impacts are difficult to access due to their distance below the ground surface and/or due to the presence of buildings or other infrastructure. The primary contaminants of concern are benzene, ethylbenzene, toluene, and xylene, also known as BTEX, and polycyclic aromatic hydrocarbons (PAHs), which are commonly associated with MGP Sites. The contamination has migrated off-site into adjacent utility corridors. It has also migrated to the west into and beneath the Gowanus Canal.

An overview of the remedy selected in NYSDEC’s 2015 ROD, and approved by the New York State Department of Health, is provided below.

The ROD required the installation of a subsurface barrier wall along the east bank of the canal to prevent migration of coal tar to the Gowanus Canal. It also

included requirements for the installation of recovery wells to intercept and collect coal tar non-aqueous phase liquid (NAPL) from the site, establishment of a site cover system in accordance with the site parcels' future use, and an evaluation of MGP related impacts in nearby utility corridors.

The ROD also includes the following list of "future actions" to be implemented at the site when various site parcels became accessible:

- Excavation of MGP structures, including gas holder foundations and tanks, and formerly inaccessible source areas;
- Excavation of grossly contaminated soil, as defined in 6NYCRR Part 375-1.2(u); and,
- Excavation of soil in the utility corridor that exceeds total PAH concentration of 500 parts per million (ppm).

Based on the RI data, the ROD targeted excavation of MGP impacts to a depth of approximately 20 feet. The ROD also allowed for the use of in-situ stabilization in lieu of or in combination with excavation to address identified grossly contaminated soils in these areas. In-situ stabilization is a common remediation technique, which solidifies contaminated soils into a solid monolith thereby locking contamination in place and preventing its migration. A summary of the ROD requirements for each site parcel is outlined below.

#### Parcel I

The ROD estimated that an area approximately 50 feet long by 50 feet wide and 10 feet deep would be excavated to remove approximately 925 cubic yards of MGP impacted soil. In

addition, a pre-design investigation (PDI) will evaluate the remainder of Parcel I when the property becomes available to determine whether there are additional MGP impacts to be addressed in accordance with the above ROD.

#### Parcel II

The ROD estimated that an area approximately 250 long by 100 feet wide and 20 feet deep would be excavated to remove approximately 18,500 cubic yards of MGP impacted soil. In addition, a PDI will evaluate additional areas of Parcel II for further remediation, when the property becomes available.

#### Parcels III and IV

The ROD estimated that an area approximately 250 long by 75 feet wide and 20 feet deep would be excavated to remove approximately 11,000 cubic yards of MGP impacted soil from the MGP holder areas on Parcels III and IV. In addition, the ROD required completion of a PDI to evaluate the remainder of Parcel III when the property becomes available to determine whether additional MGP impacts exist and if they can be addressed in accordance with the above ROD removal criteria.

#### Parcel V

Based on the results of the RI sampling, no action was required for Parcel V. This was stated in the 2015 ROD.

#### Parcels VI and VII

The ROD required further evaluation on Parcels VI and VII when the properties became available. The ROD required a PDI to determine whether additional MGP impacts exist that can be addressed in accordance with the above ROD removal criteria.

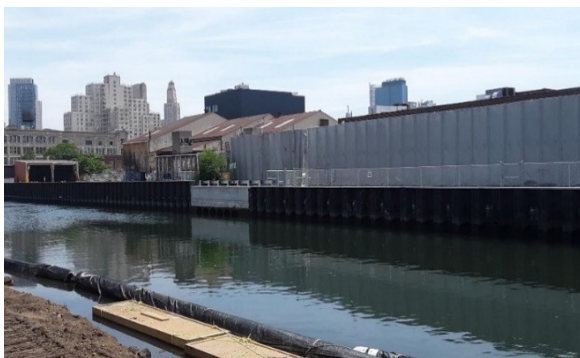
### Parcel VIII

A new bulkhead and wing walls were recently installed on the Parcel VIII property to address the ROD requirements. Additional cleanup requirements, if necessary, will be included in the future OU2 ROD.

In 2017 and 2018 the U.S. Environmental Protection Agency (USEPA) issued consent orders in which they assumed remedial responsibilities for portions of the Fulton site remedy including the installation of a sealed bulkhead barrier wall. The specific parcels under EPA's purview based on these orders includes Parcels II, VI and VII, and as such, future remediation on these parcels is now under the oversight of USEPA. For more information, please contact the EPA project manager listed below.

### **Current Status**

USEPA oversaw the installation of a bulkhead barrier wall for the site which was completed in April 2021. A copy of the Construction Completion Report is available at the DEC's online repository, DECinfo Locator, at the address listed below.



*Completed Fulton MGP Sealed Bulkhead Barrier Wall Along Gowanus Canal.*



*Completed Fulton MGP Sealed Bulkhead Barrier Wall Along Gowanus Canal.*

NYSDEC oversaw the implementation of a PDI investigation on Parcel III of the Fulton Works MGP site from 2018 to 2021. NYSDEC recently approved a Remedial Action Work Plan (RAWP) for Parcel III and a portion of Parcel IV in March 2022, allowing cleanup activities to begin. The RAWP summarizes the remedy which is being implemented in accordance with the 2015 NYSDEC ROD. The cleanup activities will be performed by 545 Sackett LLC, the site owner, with oversight provided by the NYSDEC. Remedial activities are expected to begin late August, 2022, and last for approximately 12 months. Community Air Monitoring stations will be installed at the perimeter of the site and will operate 24/7 under NYSDEC oversight. In addition, a temporary structure will be erected to confine odors emanating from the excavation work. The air inside the structure will be filtered through activated carbon that absorbs the odors before the air is discharged from the structure. A negative pressure is maintained in the temporary structure (air flow is inward) so odors do not escape when trucks/equipment exit the structure.



*Community Air Monitoring Station.*

Measures, such as those noted above, will be in place to minimize impact to the public. The site will also be secured with perimeter fencing to limit unauthorized access to work areas. The project website (URL below) will provide frequent updates and air monitoring data. Future community updates will be issued to keep residents informed. Those listed in the “box below can also be reached with projectquestions/concerns.

The DEC is currently evaluating a proposal for the remaining portion of Parcel IV (minus L-shaped parcel to the south, see site figure below) to come into the Brownfield Cleanup Program (BCP) as part of an existing BCP site 563 Sackett Street (C224222). A major amendment to this BCP site is under review, and the DEC will issue further public notifications in the future at key milestones. An addendum to the recently approved Parcel III remedial action work plan has been received and is under review. The intent is to add the Parcel IV holder remediation into the scope of the approved RAWP in accordance with the plan outlined in the site’s 2015 ROD.

Finally, the timeline for a PDI investigation on Parcel I of the site has not been determined. It is expected that this property will be utilized as a staging

area during future upland site activities. Therefore, the schedule for PDI work on Parcel I will depend on a variety of factors and is still unknown at this time.

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Have site information sent right to your email inbox. DEC invites you to sign up with contaminated sites email listserv at:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

**It’s quick, it’s free, and it will help keep you informed. As a listserv member, you will periodically receive site-related information and announcements for all contaminated sites in you selected counties.**

### **ADDITIONAL INFORMATION:**

Project documents are made available at the Brooklyn Community Board #6  
250 Baltic Street  
Brooklyn, 12201  
(718) 643-3027

Key project documents are also available at DEC info Locator at:

<https://www.dec.ny.gov/data/DecDocs/224051/>

Or at National Grid’s website:

[www.fultonmgpsite.com](http://www.fultonmgpsite.com)

USEPA Contact For Gowanus Canal:

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**FOR MORE INFORMATION ABOUT MGPs:**

<https://www.dec.ny.gov/chemical/8430.html>



# Site Location Figure

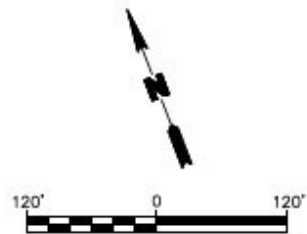
## Fulton Works Former MGP site (224051), Brooklyn, NY



**LEGEND**

- Former Fulton MGP Boundary
- Remedial Investigation Area (Parcels I to VIII)
- Site Boundary (Parcel III and L-shaped portion of Parcel IV)

EPA Oversight





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