

FACT SHEET

Status of Remedial Measures

SMBT ASSET LLC &
EMPIRE WIND OFFSHORE WIND LLC
STAMFORD, CTSouth Brooklyn Marine Terminal
NYSDEC BCP Number: C224360
Kings County, New York

August 2023

Introduction

Interim Remedial Measures (IRMs) and Remedial Actions (RAs) are planned for the 73.68-acre South Brooklyn Marine Terminal (SBMT) located in Kings County, New York. SBMT Asset LLC and Empire Offshore Wind LLC entered into a Brownfield Cleanup Agreement (BCA) with the New York State Department of Environmental Conservation (NYSDEC) in September 2022, for remediation at SBMT under the Brownfields Cleanup Program.

SBMT will become a staging area for the handling of wind turbine parts for the construction of wind turbines at several locations in the Atlantic Ocean off the southern coast of Long Island. The Site will also act as an operation and maintenance (O&M) facility designated to assist in the O&M of the wind turbines, and an electrical substation to distribute power generated by the oceanic wind turbines to the New York City (NYC) electrical grid. This fact sheet provides background information and an update on progress of remediation.

Background

SBMT was primarily open water as early as 1888. Fill material (soil, ash, debris from other, unknown locations) was brought in to fill the waterfront and create the property that is now SBMT. Since that time, the Site parcels have been occupied by a variety of businesses related to shipping and storage. Many of the businesses utilized tanks, both above ground storage tanks (ASTs) and underground storage tanks (USTs), primarily for fuel storage. Over time,

site operations led to spills and tank-related soil impacts, which have been partially addressed by prior owners. While there are five buildings on-site, the majority of the Site is currently vacant.

Based on investigations conducted to date, the soil and groundwater has been found to have contaminants from petroleum (oil and fuel) and historic fill. The primary contaminants of concern at the Site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), petroleum constituents (PAHs), polychlorinated biphenyls (PCBs), and metals in soil and groundwater.

There is no indication that the contamination has migrated off-site.

Remedial Measure Planning

Both IRMs and RAs are planned at SBMT. An IRM Work Plan has been prepared and submitted to the NYSDEC. The IRM has three parts:

- Removal and disposal of a small, recently discovered UST and some soil.
- Removal and disposal of an electrical transformer from an existing building, and removal of the concrete pad and soil immediately underneath it.
- Removal and disposal of soil underneath the concrete floor of one of the warehouses.

It is anticipated that the IRM work will be conducted this fall. This work will be overseen by Tetra Tech, Inc., a consultant to Equinor.

A Remedial Action Work Plan is being prepared and will be submitted for approval to the NYSDEC in September of 2023. The Remedial Action will consist of a cap across the entirety of the Site. The majority of the cap will be concrete and asphalt, with the cap in some areas consisting of a fiber material overlain with clean fill. In all areas the cap will be constructed according to NYSDEC requirements. It is anticipated that the construction of the cap will start in the first quarter of 2024 (February-March) and will be completed as part of the overall construction of the substation and O&M facilities.

Safety Measure During Remediation Work

Cleanup activities will be conducted under the direction of the NYSDEC in a manner that is protective of public health, safety and the environment, and in accordance with the approved site-specific health and safety plan. For example, silt fencing and/or straw bales will be placed as necessary around storm drains and soil piles to prevent migration of contaminated soils during remedial activities or rain events.

A Community Air Monitoring Program will be implemented during the entire remediation process. Dust levels and VOCs will be monitored continuously during remediation operations and measures will be taken to minimize the amount of fugitive dust (e.g., washing or wetting down the work area and equipment with water, and applying spray-mulch to exposed soil).

Local Project Office

The Project Office is located at 34 35th Street, Suite A415, Brooklyn, New York. The office can be reached at 833-699-1965 for appointments. Once again, we thank the residents for their cooperation. We look forward to continued progress.

For Additional Information

If you have further questions, you may send a comment via e-mail to empirewind@equinor.com

You may also contact the NYSDEC and NYSDOH project managers for the Site. Please refer to the South Brooklyn Marine Terminal, DEC Site C224360 when submitting questions.

PROJECT-RELATED QUESTIONS

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In addition, two document repositories have been established to provide the public with convenient access to important project documents and other information. These repositories can be found at the Brooklyn Public Library, Sunset Park Library Branch, at 4201 4th Avenue in Brooklyn, and the Brooklyn Community Board 7, at 4201 4th Avenue in Brooklyn.