



COMMUNITY BOARD No. 1

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February 18, 2025

Ms. Andrea Bender
Vice-President, External Affairs
NYC School Construction Authority
2501 Jackson Ave
Long Island City, NY 11101

RE: Proposal to locate a new elementary school at 257 Franklin Street

Dear Vice-President Bender,

On February 12, 2025, Brooklyn Community Board #1, informed by a joint recommendation from its Environmental Protection and Education & Youth Committees, voted unanimously to approve the following resolution, regarding expressing support for the NYC School Construction Authority constructing a new elementary school at 257 Franklin Street in Greenpoint, Brooklyn:

WHEREAS, a new elementary school in Greenpoint is greatly needed, especially in the north end amidst massive housing development in progress there. Neighborhood schools are beyond seating capacity.

WHEREAS, the 257 Franklin site was planned to house a school for the above purpose through two land use actions.

WHEREAS, there was a grave threat from the Nuhart superfund site contamination located across the street at 65 Dupont Street, specifically a phthalates chemical plume that migrated to the edge of the 257 Franklin Street property.

WHEREAS, the Nuhart developers installed a protective 25' tall hydraulic barrier along the perimeter of 257 Franklin Street.

WHEREAS, historic and recent well testing both in the adjacent sidewalks and onsite at 257 Franklin indicate NO contamination from the Nuhart site.

WHEREAS, NYS DEC region chief confirmed that the plume has NOT changed or moved in 12 years, and made a strong case for it to remain that way.

WHEREAS, the Nuhart superfund onsite contamination remediation has been completed. Most of the contamination was removed. The remaining contamination was sealed with ISS (concrete mixture). And a deep metal sheet wall was installed along the perimeter.

WHEREAS, therefore, there is no existing threat from the Nuhart site contamination.

WHEREAS, at 257 Franklin Street the native onsite contamination exists at low levels in comparison to most cleanup sites. Slightly PCE & PFAS (VOCs) contaminated groundwater is 12' below grade. Historic fill contains low levels of metals contamination.

WHEREAS, the school will be built slab on grade, without a basement.

WHEREAS, 2' of contaminated soil will be removed and replaced with clean fill, and an underground storage container will be removed and disposed of.

WHEREAS, a waterproof vapor barrier, a sub-slab depressurization system and hard and surface capping will be implemented, as well as a Community Air Monitoring Plan.

WHEREAS, the Brooklyn Community Board #1 joint-committee expresses strong concern regarding flood, storm surge and cloudburst event mitigation, as New York City flood maps indicate the site exists within a flood zone, which counters FEMA's flood maps which indicate less of a flood extent. Therefore, the board requests SCA use New York City flood maps as a basis for designing the new school to withstand flooding, and the design includes raising the elevation of the building accordingly.

WHEREAS, the board acknowledges the SCA's school development experience in flood-prone areas such as Broad Channel, Queens.

WHEREAS, the board urges consideration of alternative energy sources and climate threat mitigation methods such as permeable pavement, green and blue roofs, passive house technology, solar and geothermal heating methodology, and planning for sustainability for the next 100 years, and including recommendations for resilient and sustainable school design from a design toolbox derived from the Greenpoint Community Environmental Fund. The board appreciates SCA's embracing these measures, and that the building will be all-electric powered.

WHEREAS, the school will be fully ADA accessible.

THEREFORE is RESOLVED that:

Brooklyn Community Board #1 expresses support for the NYC School Construction Authority constructing a new elementary school at 257 Franklin Street in Greenpoint.

Additionally, the board requests SCA and NYSDEC address two follow up questions regarding their presented proposal:

1. NYSDEC and SCA claim that the proposed plan that's in place to stop the plume from reaching the school or affecting the children is more than what is required.
 - a. Specifically, which protective elements of the plan are more than what's required?
 - b. Specifically, what other sites can they reference that have dealt with phthalate

plumes in this manner in an urban setting? Please provide specific locations.
2. SCA: Will construction of the new school facility involve the installation of piles? If so, how will this affect the site contamination and remedial action's success?

Working for a Better Williamsburg-Greenpoint.

Sincerely,



Dealice Fuller
Chairperson

cc: Brooklyn Borough President Antonio Reynoso
Hon. Nydia Velazquez, Congresswoman
Hon. Emily Gallagher, NYS Assembly Member District 50
Hon. Kristen Gonzalez, State Senator
Hon. Lincoln Restler, Council Member District 33
Ms. Jane O'Connell, Regional Remediation Engineer, New York State Department of Environmental Conservation
Ms. Jennifer Gonzalez, Assistant Geologist, New York State Department of Environmental Conservation
Mr. Andre Obligado, Professional Geologist, New York State Department of Environmental Conservation
Mr. Rodney Rivera, Special Assistant Region 2, New York State Department of Environmental Conservation