

257 Franklin Street Potential School
Questions Received at Brooklyn Community Board 1 Full Board
January 14, 2025

For further reference, please see the [QA document from SCA's December 19, 2024 meeting here](#), along with additional resources.

- 1. What is the status of the wells in the sidewalk adjacent to the school site? How long will it take to finish product recovery in those wells?**

The wells are still in use for the off-site NuHart remedial project. Some wells are used for groundwater/NAPL (non-aqueous phase liquid) monitoring while others are used for NAPL recovery. These wells will need to be maintained by the NuHart responsible party until their off-site remedial objections are achieved to the satisfaction of the New York State Department of Environmental Conservation (NYSDEC).

- 2. How would ongoing product recovery at NuHart impact the school from a daily operational perspective?**

If product recovery is ongoing at the expected time of school occupancy, SCA, the NYC Mayor's Office of Environmental Remediation (OER), New York City Public Schools (NYCPS), and NYSDEC would collaborate on a mutually agreeable plan to ensure safe operation of the school. Historically, there have been certain activities that SCA has worked with agency partners to restrict (for instance loading and unloading activities during arrival and dismissal) in immediate proximity to schools during certain times.

- 3. How would we monitor the quality of air and water once the school opens? What about the days when product recovery happens?**

SCA will design the school's heating, ventilation, and air conditioning (HVAC) system to address neighborhood emissions concerns identified during the American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Outdoor Air Assessment, including air filtration. NYCPS Division of School Facilities would be responsible for maintaining the HVAC system once the school opens. The NuHart responsible party would be responsible for all required groundwater and NAPL monitoring.

- 4. Can the school have an environmentally focused curriculum? Can it be built with the infrastructure necessary to accommodate such programming, such as raised planting beds, solar panels and/or sustainable roofs, labs, etc.?**

NYCPS is responsible for making programming decisions. Elementary schools have a science resource room included in the standard program, and SCA always looks to

include additional sustainability elements as often as it is feasible. The inclusion of these elements will depend on available space given that the roof for this building will likely be used for mechanicals and other code required elements since we will have no basement or cellar. If the school proceeds into design, we can evaluate further.

5. How does the SCA protect construction workers from hazardous materials?

The NuHart cleanup required workers with Hazardous Waste Operations and Emergency Response (HAZWOPER) training consistent with the Occupational Safety and Health Administration (OSHA) requirements. The proposed school site is not impacted by NuHart contaminants of concern. As such, SCA will construct the school utilizing standard health and safety protocols consistent with OSHA requirements. For more information visit <https://www.osha.gov/laws-regs/regulations/standardnumber/1926>.

SCA will also implement a Community Air Monitoring Plan (CAMP) consistent with New York State Department of Health (NYSDOH) requirements since the school site is E-Designated.

6. What is the flood risk from both hurricanes/sea level rise but also cloudburst events? How do we propose to mitigate those risks?

We build schools where families live. We are out of the flood zone at this site, but we also include on-site detention for stormwater. The New York City Department of Environmental Protection (NYC DEP) signs off on all our systems that connect to municipal water and sewer for all new schools as well as the overall drainage plan for the site. In addition, not having a basement or cellar is a mitigant against flooding.

VI. Acronym Directory

1. **ASHRAE** – American Society of Heating, Refrigerating, and Air-Conditioning Engineers
2. **CAMP** – Community Air Monitoring Plan
3. **HAZWOPER** – Hazardous Waste Operations and Emergency Response
4. **HVAC** – Heating, Ventilation and Air Conditioning
5. **NAPL**: Non-aqueous phase liquid
6. **NYCPS** – New York City Public Schools
7. **NYSDOH** – New York State Department of Health
8. **NYSDEC** – New York State Department of Environmental Conservation
9. **NYC DEP** – New York City Department of Environmental Protection
10. **OER** – NYC Mayor’s Office of Environmental Remediation
11. **OSHA** – United States Department of Labor Occupational Safety and Health Administration
12. **SCA** – New York City School Construction Authority

Key References Linked in this Document:

1. **New York State Department of Environmental Conservation NuHart Plastics Site Document Repository:** <https://extapps.dec.ny.gov/data/DecDocs/224136/>
2. **SCA Document Repository for 257 Franklin Street:**
<https://www.nycsca.org/Community/New-School-Sites#PROPOSED-NEW-PUBLIC-SCHOOL-AT-GREENPOINT-LANDING-DISTRICT-14-502>
3. **OSHA Safety and Health Regulations for Construction:**
<https://www.osha.gov/laws-regs/regulations/standardnumber/1926>