

**NEW YORK STATE  
DEPARTMENT OF**



**ENVIRONMENTAL  
CONSERVATION**

**Where to Find Information:**

*Project documents are available at the following location(s) to help the public stay informed.*

**Brooklyn Public Library  
Williamsburg Branch**  
240 Division Avenue  
Brooklyn, NY 11211

**NYSDEC, Central Office**  
Division of Environmental Remediation  
NYSDEC  
625 Broadway, Albany NY 12233-7014  
Call in advance: (518) 402-9662

**Who to Contact:**

*Comments and questions are always welcome and should be directed as follows:*

**Project Related Questions**  
Elizabeth Lukowski, Project Manager  
Division of Environmental Remediation  
NYSDEC  
625 Broadway, Albany NY 12233-7014  
(518) 402-9662  
[elizabeth.lukowski@dec.ny.gov](mailto:elizabeth.lukowski@dec.ny.gov)

**Public Health questions:**  
Albert DeMarco  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

**For additional information on the New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

**FACT SHEET**

**Brownfield Cleanup Program**

**470 Kent Avenue  
Brooklyn, NY 11249**

**December 2014**

**SITE No. C224053**

**Draft Investigation Work Plan for Brownfield Site  
Available for Public Comment**

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 470 Kent Avenue site ("Site") located at 470 Kent Avenue, Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

**Draft Investigation Work Plan:** The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 470 Kent LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

**How to Comment:** NYSDEC is accepting written comments about the draft investigation work plan from **December 1, 2014 through January 6, 2015**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Highlights of the Proposed Site Investigation:** The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected. Key components of the investigation work include:

- Installing and sampling soil borings and test pits to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must review and concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will

# BROWNFIELD CLEANUP PROGRAM

include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the Site.

## Site Description:

**Location:** The proposed BCP site is located in Brooklyn, NY. It is located at the northwest corner of Kent Avenue and Division Street in the South Williamsburg area of Brooklyn. The western boundary of the Site is the Wallabout Channel.

**Site Features:** The Site consists of two buildings with a covered area between them and is approximately 2.8 acres in size. The buildings are two and four stories respectively.

**Current Zoning and Land Use:** The Site has an approved zoning amendment with Special Permit modifications for residential (R7-3) zoning designation from the current manufacturing designation (M3-1) with a 100 foot commercial (C2-4) overlay. There is currently a lumberyard in operation on-site.

**Past Use of the Site:** Other past uses include a stave yard, molasses storage, sugar refining, warehouse storage, and a brewing company. The northern adjoining property was formerly used as a manufactured gas plant (MGP) and this portion of the overall development is not part of the BCP Site.

**Site Geology and Hydrogeology:** The surface topography slopes down to the west towards the Wallabout Channel. Based on the U.S. geological Survey topographic map, the property lies at an elevation of approximately ten to twenty feet above mean sea level. The approximate depth to bedrock is 100 feet from grade surface.

Groundwater has been measured at depths ranging from five to fifteen feet below grade and flows in a westerly direction

toward Wallabout Channel. Groundwater is likely tidally influenced.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224053) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses may include recreation, housing, business or other uses. A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

*We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.*

## Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[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 better informed. As a listserv member, you will periodically receive site-related information/ announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

