



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 744 Bedford Avenue
DEC Site #: C224193
Address: 742 - 760 Bedford Avenue
Brooklyn, NY 11205

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to 744 Bedford Avenue site ("site") located at 742 - 760 Bedford 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 below under "Where to Find Information."

The cleanup activities will be performed and funded by Bedford Roth Holding LLC ("applicant") with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224193>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **June 13, 2016** through **July 28, 2016**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

Excavation and off-site disposal of soil/fill exceeding Track 1 unrestricted use Soil Cleanup Objectives (SCOs). Excavation to a minimum depth of 6 feet across the site with the excavation of isolated areas to a depth of 15 feet. The excavation depth planned for the new building will likely exceed the excavation depth required for the remedy and includes full dewatering / treatment of groundwater beneath the entire site as part of installation of the new buildings foundation. A soil

vapor extraction system is not required since the building foundation will be well below the water table and since the cellar levels will consist of a parking garage with mechanical ventilation.

If Track 1 cleanup is not achieved, a site cover system will be put in place consisting of the concrete building foundation, implementation of a Site Management Plan (SMP) for long-term maintenance of the engineering controls, and placement of an environmental easement to ensure implementation of the SMP. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

All ground-intrusive work to be conducted on-site will be performed in conjunction with a Community Air Monitoring Plan (CAMP). The purpose of the CAMP is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences, businesses, and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities.

Summary of the Investigation

The results of sampling performed during this Remedial Investigation (RI), identified petroleum Volatile Organic Compound (VOC) contamination in subsurface soil in the vicinity of historic underground storage tanks located in the south central area of the site. The contamination extends vertically to the groundwater interface. Historic fill material has been identified across the site to depths as great as 8 feet below grade. The historic fill material contains metals, Semi-Volatile Organic Compounds (SVOCs) and pesticides above unrestricted and / or restricted use SCOs.

Groundwater is impacted with petroleum VOCs including Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) compounds, trimethylbenzenes, butylbenzenes, naphthalene and isopropylbenzene in groundwater in the immediate area of the suspect tanks. Benzene was reported above NYSDEC Ambient Water Quality Standards (AWQS) in the central and northern portion of the site. Soil vapor sampling identified generally low levels of petroleum-related VOCs (BTEX) and CVOCs.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in the Bedford-Stuyvesant section of Brooklyn, NY. The site is rectangular shaped with 193.75 feet of frontage along Bedford Avenue and is approximately 0.4834 acres in size.

Site Features: The two 1-story buildings that covered the site have been removed in preparation of redevelopment.

Current Use: Commercial.

Historical Use: The southern portion of the site was occupied by a carriage repository in 1904 while the northern portion was occupied by single family homes. By 1918 the southern portion is now occupied by a 50-car garage with underground gasoline tanks. Sometime between 1965 and 1977 the homes on the northern portion are removed and replaced with a 1-story building identified as used auto sales. The use of the site remains as auto sales and auto repair through 1993 when the buildings are shown as vacant. The gas tanks remain on all the maps from 1918 through 1996.

Site Geology and Hydrogeology: The elevation of the site ranges from 19 to 21 feet above the National Geodetic Vertical Datum (NGVD). The area topography gradually slopes to the north. Soil at the site is described as historic fill materials to a depth ranging from 4 to 6 feet below the surface followed by native silty-sand and gravel. The depth to groundwater beneath the site, is approximately 12 feet below grade. Based on regional groundwater elevation maps, groundwater flows to the northwest toward the East River. Investigations show that the dewatering wells at a subway station create a locally depressed groundwater elevation along the subway line that effectively causes groundwater to flow to the southwest.

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 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>

FOR MORE INFORMATION

Where to Find Information

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

Marcy Library
617 DeKalb Avenue at Nostrand Avenue
Brooklyn, NY 11216
phone: (718) 935-0032

Brooklyn Community Board 3
1360 Fulton Street,
Brooklyn, NY 11216
phone: (718) 622-6601

Who to Contact

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

Project-Related Questions

Stephen Malsan
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
Tel: (518) 402-9646
Email: stephen.malsan@dec.ny.gov

Site-Related Health Questions

Bridget Boyd
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
Tel: (518) 402-7860
Email: BEEI@health.ny.gov

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: <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.

Site Location Map

