



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Ebenezer Plaza 1  
**DEC Site #:** C224240  
**Address:** 94 New Lots Ave., Brooklyn, NY 11212

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 the Ebenezer Plaza 1 site ("site"), located at 94 New Lots Ave. in Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Ebenezer Plaza Owner 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.

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

<http://www.dec.ny.gov/cfm/x/xtapps/derexternal/haz/details.cfm?pageid=3&progno=C224240>

#### How to Comment

**NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from September 6, 2017 through October 21, 2017.** The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the locations 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 not meeting restricted residential soil cleanup objectives (RRSCOs). It is estimated that the entire site will be excavated to a minimum depth of 2 feet, with greater depths in select areas required to meet RRSCOs. The total volume of soil required to be removed to meet RRSCOs is 8,000 cubic yards. That soil removal will provide for protection of public health and the environment.
- An environmental easement, which will restrict the use to restricted residential (no single family homes). Commercial and industrial uses would also be permitted, subject to local zoning.
- Groundwater use restrictions and a site management plan to guide future excavation work at the site would be put in place.

### Summary of the Investigation:

- Metals, most notably lead and barium impacts were found in near-surface soils that exceeded the RRSCO. The detection of lead may be associated with historic fill which was found throughout the site.
- Semi-volatile organic compounds (SVOCs), including benzo(a)anthracene and benzo(b)fluoranthene, exceeded RRSCOs. These compounds are also typically associated with ashes and cinders in historic fill, such as that found at the site.
- Petroleum-related volatile organic compound (VOC) impacts were found in soil at and just below the water table in a limited area within the eastern half of the site. While most VOCs were reported below RRUSCOs, trimethylbenzene exceeded this SCO at four locations.
- Petroleum-related VOCs exceeding groundwater standards are present within a plume area beneath the eastern half of the site.
- Chlorinated VOCs were found at trace to low levels in near-surface soils and groundwater within the southwest quadrant of the site. Soil concentrations of chlorinated VOCs are below RRSCOs. Groundwater concentrations of chlorinated VOCs slightly exceed groundwater standards.

### 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 project site is located in an urban area in the Brownsville neighborhood of Brooklyn. The property is bordered by New Lots Avenue to the north, Sackman Street to the west, Powell Street to the east, and Hegeman Avenue to the south.

#### Site Features:

The site is a vacant 1.26-acre parcel. All on-site buildings were demolished in 2017 to prepare for remediation and redevelopment.

#### Current Zoning and Land Use:

This site is zoned M1-1 (Industrial). Site is currently vacant.

#### Past Use of the Site:

The property appears to have been developed since 1928 with various uses including residential building, auto garage, drycleaner, gasoline filling station, auto repair, car wash, warehouse, parking, used auto sales, public center, church, newspaper distribution, restaurant supply, and auto wrecking lot in two areas.

### Site Geology and Hydrogeology:

The site is predominantly underlain by fluvial deposits consisting of medium sand, with lesser but varying amounts of fine and coarse sand. A varying thickness of miscellaneous surficial fill material is also found throughout the site. The water table lies approximately 15 feet below grade and groundwater flows towards the southeast.

**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 site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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.

Brooklyn Community Board #16  
444 Thomas S. Boyland Street – Room 103  
Brooklyn, NY 11212  
Phone: 718-385-0323  
Email: [bk16@cb.nyc.gov](mailto:bk16@cb.nyc.gov)

Hours:  
By appointment

Brooklyn Public Library  
East Flatbush Branch  
9612 Church Avenue  
Brooklyn, New York 11212  
Phone: 718-922-0927

Hours:  
M, W, F 10-6  
Tue 1-8, Th 10-8  
Sat 10-5  
Sun closed

Brooklyn Public Library  
Spring Creek Branch  
12143 Flatlands Ave  
Brooklyn, NY 11207  
Phone: 718-257-6571

M-F 8-1  
Sat 9-1  
Sun closed

### **Who to Contact**

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

#### Project-Related Questions

Robert Filkins  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Phone: (518) 402-9768  
Email: robert.filkins@dec.ny.gov

#### Site-Related Health Questions

Eamonn O'Neil  
New York State Department of Health  
Bureau of Environmental Exposure  
ESP Corning Tower, Rm 1787  
Albany, NY 12237  
Phone: (518) 402-7860  
Email: [bee@health.ny.gov](mailto:bee@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.



