**Site Name:** Former Bennett Trucking Corp.

**DEC Site #:** C224181

**Address:** 845 Grand Street

Brooklyn, NY 11211

**FACT SHEET**

**Brownfield Cleanup**

**Program**

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

**February 2015**

Have questions?

See

"Who to Contact"

Below

**Cleanup Action to Begin at Brownfield Site**



Action is about to begin that will address the contamination related to the Former Bennett Trucking Corp. site (“site”) located at 845 Grand Street, Brooklyn, Kings County under New York State's Brownfield Cleanup Program. 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 by845 Grand Development LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

**Highlights of the Upcoming Cleanup Activities**

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

1. Excavation and off-site disposal of soil/fill exceeding Track 1 unrestricted use Soil Cleanup Objectives to depths as great as 12 feet below grade;

2. Excavation of soil from the volatile organic compound source area from 12 to 15 feet below grade;

3. Installation of a soil vapor extraction system to remediate petroleum-impacted soil within

the source area from 15 feet below grade to the water table;

4. Treatment of residual groundwater contamination via injection of chemical oxidants and oxygen release compounds;

5. Collection and analysis of end-point soil samples and post-remedial groundwater and saturated soil samples to evaluate the performance of the remedy;

6. Import of clean backfill.

If Track 1 cleanup is not achieved, a site cover system will be put in place consisting of the concrete building foundation and/or two feet of clean soil, 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.

All ground-intrusive work to be conducted on-site will be performed in conjunction with a

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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.

**Next Steps**

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

 would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and

 would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

**Background**

Location: The site is located on the north side of Grand Street, between Bushwick Avenue and Olive Street, in the East Williamsburg section of Brooklyn. The site is approximately 0.19 acres in size, at an elevation of 39 feet above sea level. The neighborhood includes multi-use units with first floor retail use and residential units. Progress High School (K474) is located directly across Grand Street from the site.

Site Features: The site was developed with a one-story commercial building with a partial basement. The original building took up the entire parcel. When the building was converted to a laundromat, the front quarter (ten feet) of the building was removed and a parking lot put in its place. The above-ground portion of the building was razed in June 2014, leaving the slab.

Current Zoning/Use: The property is currently vacant but was used for commercial purposes. The site is zoned R-7A residential with a C2-4 commercial overlay. The intended use of the site is restricted-residential.

Historic Use: The site was an undeveloped portion of a larger residential property from at least 1888 through 1907. By 1928 the site was developed with a garage, later occupied by a motor freight company. Sanborn maps of the original building identify a buried gas tank located toward the front part of the building. By 1977 the building was occupied by a warehouse and

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non-specific commercial uses, with tenants including a sanitation company and a coffee distributor. Circa 2009 the building was converted to its final use as a laundromat/dry cleaner drop-off and a retail store.

Site Geology and Hydrogeology: Subsurface soils at the site consist of a silty non-native fill with bricks, wood, and rubble to a depth of up to 6 feet below grade. Below that is native material consisting of brown silty sand. Groundwater is present under water table conditions at a depth of approximately 30 feet below the surface and flows southwest, possibly under the influence of dewatering activities associated with the subway line along Bushwick Avenue.

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=C224181

**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.

Brooklyn Public Library

Leonard Branch

81 Devoe Street

Brooklyn, NY 11211

phone: 718-486-3365

Project Related Questions

Larry Alden

Department of Environmental Conservation

Division of Environmental Remediation

625 Broadway

Albany, NY 12233-7016

518-402-9767

larry.alden@dec.ny.gov

Site-Related Health Questions

Jacquelyn Nealon

New York State Department of Health

Bureau of Environmental Exposure Investigation Empire State Plaza - Corning Tower, Room 1787

Albany, NY 12237

518-402-7860

BEEI@health.ny.gov

**Who to Contact**

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

**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.**

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**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.

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