



FACT SHEET Brownfield Cleanup Program

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

Site Name: Former Bennett Trucking Corp.
DEC Site #: C224181
Address: 845 Grand Street
Brooklyn, NY 11211

Have questions? See "Who to Contact" Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 845 Grand Development LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

- 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;
Removal of two 550-gallon gasoline underground storage tanks;
Excavation of soil from the petroleum-impacted soil source area from 12 to 15 feet below grade;
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;
Treatment of residual groundwater contamination via injection of chemical oxidants;
Collection and analysis of end-point soil samples and post-remedial groundwater to evaluate the performance of the remedy;
Import of clean backfill.

Because a Track 1 cleanup was not achieved (contaminated soil is still on site below a depth of 15 feet), the following things were done: a site cover system was 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.

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan
- Building Use Restriction
- Groundwater Use Restriction

The following engineering controls have been or will be put in place on the site:

- Groundwater Treatment Systems
- Cover System
- Soil Vapor Extraction

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 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/cfm/external/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

Who to Contact

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

Project-Related Questions

Larry Alden
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: 518-402-9767
E-mail: 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
Phone: 518-402-7860
E-mail: 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.

Former Bennett Trucking Site Location

