



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

420 Kent Avenue

420 Kent Avenue
Brooklyn, NY 11249

SITE No. C224201

NYSDEC REGION 2

December 2018

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

Where to Find Information:

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

Brooklyn Public Library - Williamsburg
240 Division Avenue
Brooklyn, NY 11211
Phone: 718-302-3485

Who to Contact:

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

Project-Related Questions

Sarah Quandt, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
(518) 902-9116
sarah.quandt@dec.ny.gov

Project-Related Health Questions

Julia Kenney
NYSDOH
Empire State Plaza – Corning Tower
Albany, NY 12237
(518) 402-7860
beej@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 420 Kent Avenue site ("site") located at 420 Kent Avenue in Brooklyn, NY 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 420 Kent Avenue LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

Completion of the Project: The following activities have been or will be completed to achieve the remedial action objectives:

- Excavation and off-site disposal of about 158 tons of hazardous lead soil and 30,212 tons of petroleum-impacted soil and non-hazardous historic fill material exceeding Restricted Residential Use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- In-Situ ("in-place") treatment of petroleum-impacted groundwater with the application of an oxygen release compound to enhance aerobic biodegradation (decomposition of organic material by microorganisms with the presence of oxygen).
- Installation of a cover system consisting of building slabs, asphalt pavement or concrete and a minimum of two feet of clean soil;
- Installation of a sub-slab depressurization system under portions of the site building that will not be used as a ventilated parking garage, to protect against soil vapor intrusion.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination, including plans for: (1) Institutional and Engineering Controls; (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, 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 put in place on the site:

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

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

- Cover System
- Submembrane Depressurization System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

Site Description and Background: The site is located at 420 Kent Avenue in Williamsburg, Brooklyn, NY and is identified as Block 2134, Lot 56. The site is about 1.835 acres and bound by a high-rise residential development to the north, a high-rise residential building (Schaefer Landing) to the south, Kent Avenue to the east, and the East River to the west. Historic site use included a meter company with iron foundry and ferry

company (circa 1887); iron and steel corporation, factories and manufacturing facilities (circa 1918); Schaefer Brewing Company (1935 to 1965); warehouses and special education center (1979 to 1986); and, more recently, numerous warehouses, a film studio and a school for disabled children. The site is being redeveloped into two 22-story residential buildings with retail space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224201) at:

<http://www.dec.ny.gov/cfm/external/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 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 NYSDEC 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>

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 at:

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

Site Location Map

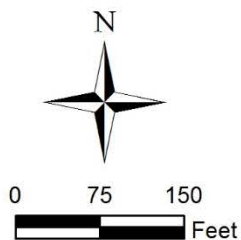


Figure 1 Site Map

420 Kent Avenue
Brooklyn, NY
Site No. C224201



Department of
Environmental
Conservation