(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.

Why You Should Go "Paperless":

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If "paperless" is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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NEW YORK STATE | Department of Environmental Conservation

August 2017

FACT SHEET

Brownfield Cleanup Program

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

Site Name: Former Motor Freight Garage
DEC Site #: C224202
Address: 834 Lexington Avenue
Brooklyn, NY 11221

Have questions? See "Who to Contact" Below

NYSDEC Certifies Cleanup Requirements Achieved Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Motor Freight Garage site ("site") located at 834 Lexington Avenue, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at: http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3 Enter the site code (located above, next to "DEC Site #"), then click on "Submit".

The cleanup activities were performed by Lexington Flats LLC with oversight provided by 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 below under "Where to Find Information."

Completion of Project

- Excavation of all underground storage tanks (USTs) and piping, as well as on-site soils in the top 15 feet, which exceeded Restricted Residential Soil Cleanup Objectives (RRSCOs) or the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) as applicable.

- In-situ ("in place") treatment, chemical oxidation, was used to treat petroleum contamination in groundwater and soil contamination below the water table. Monitoring of the effectiveness of this treatment is ongoing.

- A soil vapor extraction (SVE) system was installed to remediate remaining contamination in unsaturated soils below the excavated depths to just above the water table.

- An environmental easement was placed on the property and a site management plan will be implemented which identifies all use restrictions and engineering controls for the site, including provisions for additional in-situ treatment if necessary.

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.
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:

-Local Groundwater Restriction
-Site Management Plan
-Environmental Easement
-Operation and Maintenance Plan
-Institutional Control/Engineering Control Plan
-Land Use Restriction

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

-Groundwater Treatment Systems
-Soil Vapor Extraction

Next Steps
With its receipt of a COC, 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 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.

Background
Location:
The Former Motor Freight Garage site is located in the Bedford Stuyvesant section of Brooklyn. The site is listed as Block 1628, Lot 30 and is located on the south side of Lexington Avenue between Broadway and Patchen Avenue.

Site Features:
A 6-story residential building is currently under construction and will cover approximately the front 60 percent of the lot with a parking lot behind the new building.

Current Zoning and Land Use:
The site is zoned as R6A (residential) with a C4-4L (commercial) overlay. R6A districts have mandatory Quality Housing bulk regulations which limit apartment building height to 6 or 7 stories. They are designed to be compatible with older buildings and found in medium density neighborhoods. C4-4L districts are located in regional commercial centers outside of the central business districts in more densely built areas. The surrounding properties are occupied by commercial and residential buildings. The building to the west has been demolished and is awaiting re-development.

Past Use of the Site:
The site was occupied by single family residential homes until 1908. The prior site building was built around 1920 and used as a parking garage. By 1932, the property was combined with adjacent lot 34 to the east at 844 Lexington Avenue and used as a parking garage with 1 underground gasoline storage tank on each lot. In 1965, the site was identified as a motor freight station until 1987, and from 1988 through 2007 it was used as a parking garage. It is likely that vehicle repair also occurred at the site due to the presence of underground hydraulic lifts. The most recent site use, prior to demolition and remediation, was as a warehouse.

Site Geology and Hydrogeology:
According to United States Geological Survey (USGS) geologic maps of the area, bedrock resides at a depth greater than 100 feet below ground surface (bgs). Above bedrock, unconsolidated sediments, sand, gravel, and silty clays reside which were deposited by glacial-fluvial activity. Non-native historic fill layers existed in the upper layers which were historically deposited to extend shoreline areas and improve drainage of low lying areas. All non-native historic fill was removed during remediation

Groundwater exists beneath the site at a depth of approximately 42 feet below ground surface (bgs) and flows northwest.

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 Public Library - Macon Branch
361 Lewis Avenue at Macon Street
Brooklyn, NY 11233
phone: 718-573-5606

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

Project-Related Questions
Kyle Forster
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-8644
Email: kyle.forster@dec.ny.gov

Site-Related Health Questions
Sarita Wagh
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

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.

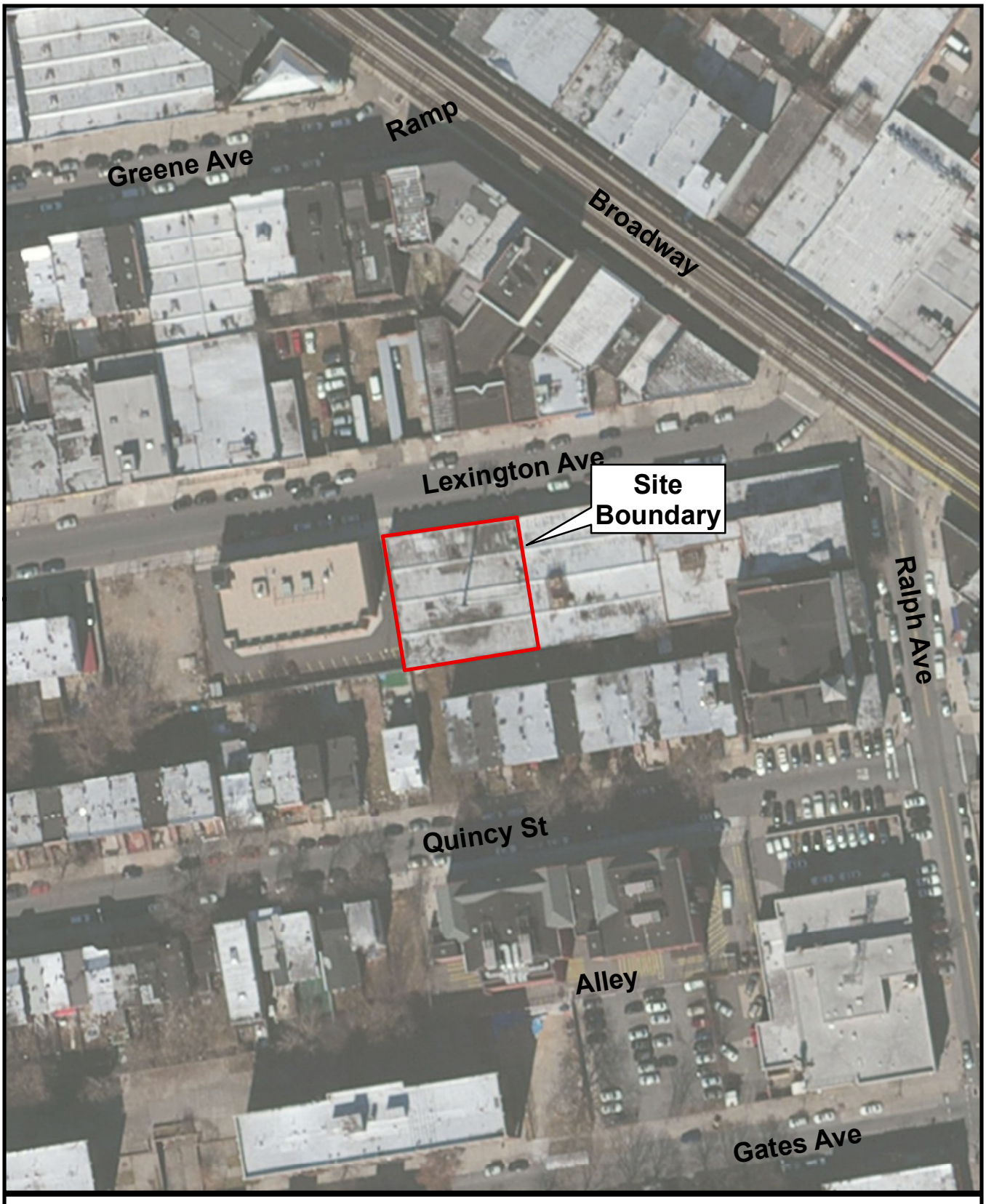

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Figure 1

Site Map

834 Lexington Avenue
Brooklyn, NY
Site No. C224202

DEPARTMENT OF ENVIRONMENTAL CONSERVATION • NEW YORK STATE •