



FACT SHEET	Brownfield Cleanup Program
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Former Sunbelt Equipment
DEC Site #: C224207
Address: 25 Kent Avenue
 Brooklyn, NY 11249

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Sunbelt Equipment site ("site") located at 25 Kent Avenue, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). 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/cfm/external/haz/details.cfm?pageid=3&progno=C224207>

The cleanup activities were performed by 19 Kent Development LLC, 19 Kent Acquisition LLC, and 19 Kent Partners LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

1. Approximately 21,800 cubic yards (or 29,050 tons) of on-site soils were disposed off-site during construction activities, which included 164 cubic yards (or 218 tons) of soil with concentrations of lead that exceeded the threshold for classification as hazardous waste.
2. A total of 8 underground storage tanks were excavated, cleaned, and sent off-site for proper disposal.
3. Approximately 98% of the site met the Track 1 unrestricted use soil cleanup objectives (SCOs). The remaining 2% consisted of 2 equally-sized areas, meeting the Track 2 restricted residential and commercial SCOs, respectively.
4. For the portion of the site not achieving the Track 1 cleanup requirements, an environmental easement has been executed and will be recorded with New York City, to restrict land use and prevent future exposure to any contamination remaining at the site.

5. A Site Management Plan has been developed for the Track 2 areas, which includes details for managing subsurface soils, and submitting of periodic review reports.

Next Steps

When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion (COC) which will be announced in a fact sheet that is sent to the site contact list.

The applicant(s) would be able to redevelop the site after receiving a COC. 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 Certificate of Completion may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location: The Former Sunbelt Equipment site is located in an urban area in the Williamsburg section of Brooklyn, NY. The site is bounded by Wythe Avenue to the east, N 13th Street to the north, Kent Avenue to the west, and N 12th Street to the south.

Site Features: The site comprises the full block. The property formerly included two groups of interconnected structures which have been razed. The perimeter of the site is enclosed with 10-ft. tall chain-link, corrugated metal and/or plywood fencing. Concrete block walls, 2-3 feet tall, border portions of the north, east and west property boundaries and are topped by the aforementioned fencing.

Current Zoning/Use: The site is currently zoned M1-2 which are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts include light industrial uses although offices, hotels and most retail uses are also permitted. The property is currently vacant. Surrounding land uses are primarily industrial including a former manufactured gas plant (MGP) site and an abandoned Major Oil Storage Facility (MOSF); however, both of these sites are slated for redevelopment as parks.

Past Use(s) of the Site: Beginning in roughly 1867, the site was part of a large, multi-block petroleum refinery known as the Pratt works. Sanborn fire insurance maps dated 1887 and 1916 show numerous storage tanks related to the Pratt Works, and to paint manufacturing facilities. Subsequent land uses include manufacturing, lumber storage, and a scrap metal yard. Most recently, the property was used for storage and maintenance of heavy construction equipment.

Multiple spills have been reported related to petroleum free product observed at the water table near the intersection of Kent Ave and N. 13th St. and in association with underground storage tank (UST) removals. A total of 11 USTs were removed or closed in place and excavation and removal of petroleum contaminated soil was conducted near the northwest corner and at the center of the site. An approximate total of 85 tons of contaminated soil has been excavated and disposed of off-site.

Site Geology and Hydrogeology:

Subsurface soil at the site is described as historic fill material to a depth of approximately 8 to 12 feet below the surface underlain by native brown fine sand with silt and some clay. Soil borings on the site have not encountered bedrock and it is presumed to be in excess of 70 feet below ground surface. Groundwater at the site is present under water table conditions at a depth of approximately 5 to 12 feet below grade. Local flow on site appears to be to the southeast; however, it is highly likely that overall flow is westward towards the East River.

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 - Greenpoint Branch
107 Norman Ave.
Brooklyn, NY 11222
phone: 718-349-8504

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

Project Related Questions

Scott Deyette
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9794
scott.deyette@dec.ny.gov

Site-Related Health Questions

Arunesh Ghosh
New York State Department of Health
Empire State Plaza Corning Tower Rm 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

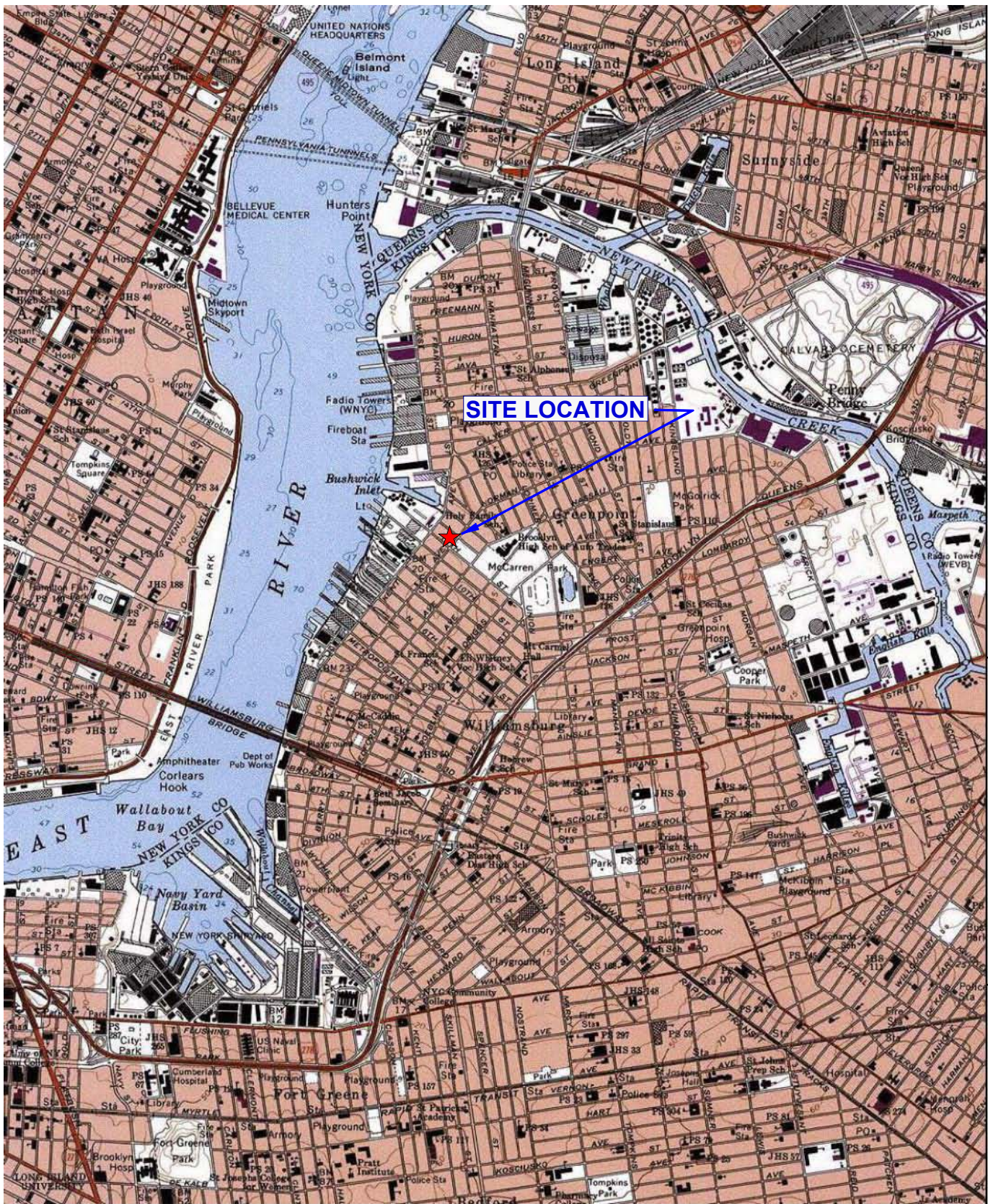
county email listservs available at the following web page:

<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.



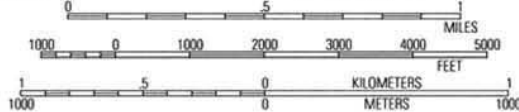
40°45.000' N
40°44.000' N
40°43.000' N
40°42.000' N

73°59.000' W

73°58.000' W

73°57.000' W

WGS84 73°56.000' W



MN ↑ TN
13°

06/04/11



AMC Engineering
1836 42nd Street
Astoria, NY 11105

Figure No.
1

Site Name:	FORMER SUNBELT EQUIPMENT SITE
Site Address:	25 KENT AVENUE, BROOKLYN, NY
Drawing Title:	SITE LOCATION MAP

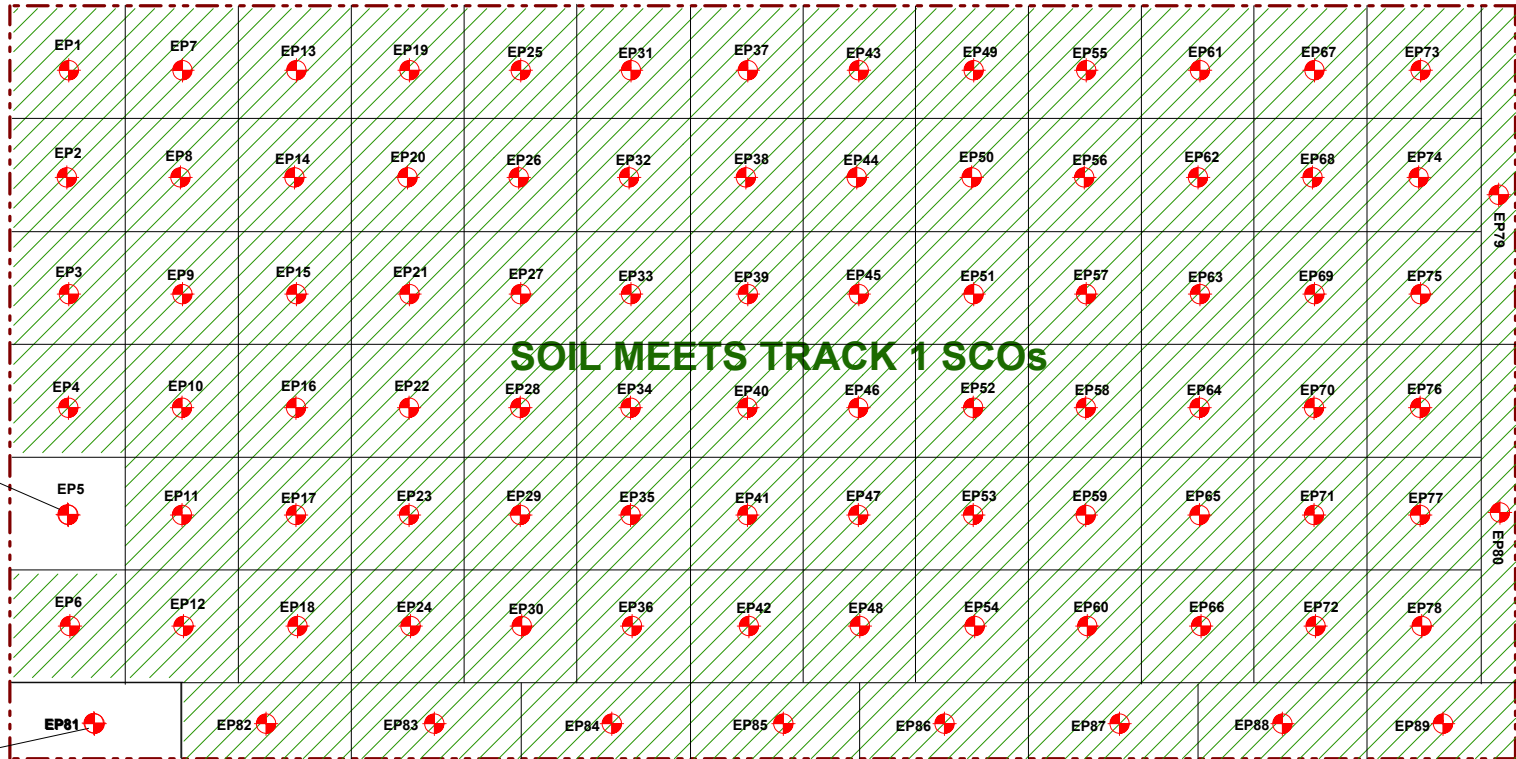
NORTH 13th STREET

SIDEWALK

KENT AVENUE

SIDEWALK

WYTHE AVENUE



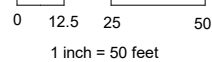
EP5	
24 feet - 6/16/2017	
Benzene	700
25 feet - 6/16/2017	
Benzene	390
26 feet - 6/16/2017	
Benzene	850
26.5 feet - 6/23/2017	
Benzene	300
27 feet - 6/23/2017	
Benzene	1,100
28 feet - 7/5/2017	
Benzene	2,400
29 feet - 7/5/2017	
Acetone	210
Benzene	3,700
30.5 feet - 7/5/2017	
Benzene	7,900
Ethylbenzene	1,900

EP81	
24 feet - 6/28/2017	
Acetone	110
Benzene	750
25 feet - 6/28/2017	
Benzene	510
26 feet - 6/28/2017	
Benzene	340
29 feet - 7/5/2017	
Benzene	460
30 feet - 7/5/2017	
Benzene	1,400
31 feet - 7/5/2017	
Benzene	2,200

NORTH 12th STREET



SCALE



KEY:

- Site Boundary
- Endpoint Sample Location
- Exceeds Track 1 SCOs
*Exceedences measured in ug/Kg



AMC Engineering
1836 42nd Street
Astoria, NY 11105

Figure No.
6

Site Name:	FORMER SUNBELT EQUIPMENT - C224207
Site Address:	25 KENT AVENUE, BROOKLYN, NY
Drawing Title:	SITE WIDE ENDPOINT SAMPLING DIAGRAM AND POSTED EXCEEDANCES