



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

85 Jay Street (Brooklyn), LLC

85 Jay Street
Brooklyn, NY 11201

SITE No. C224248

NYSDEC REGION 2

December 2019

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Document Repository Name

Walt Whitman Branch
Brooklyn Public Library
93 Saint Edwards St.
Brooklyn, NY 11205
Attn: Janet Conton
(718) 935-0244

Brooklyn Community Board 2:

350 Jay Street, 8th Floor
Brooklyn, NY 11201
Attn: Shirley McRae
(718) 596-5410

Who to Contact

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

Project-Related Questions

Richard Mustico, Project Manager
NYSDEC
625 Broadway
Albany, NY 12207
(518) 402-9647
richard.mustico1@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
NYSDOH
ESP Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

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

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 85 Jay Street (Brooklyn), LLC. site ("site") located at 85 Jay Street 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 85 Jay Street (Brooklyn), LLC. ("applicant") with oversight provided by the NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C224248/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

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

- Excavation - Excavation and off-site disposal of approximately 178,200 tons of contaminated soil exceeding the unrestricted 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.
- The excavation included removal and off-site disposal of one 2,500-gallon and two 1,500-gallon underground No. 2 fuel oil storage tanks and piping.

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.

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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: The site is located at 85 Jay Street in Brooklyn, NY, and is identified as Block 54, Lot 1 on the Kings Tax Map. The site is 3.16 acres and is located on the city block bordered by Front Street to the north, Bridge Street to the east, York Street to the south, and Jay Street and the below-ground Metropolitan Transit Authority (MTA) F train to the west. Prior to construction, the site consisted of a private parking lot enclosed by a fence. The site is being redeveloped into a 21-story building with ground floor retail and commercial space and four upper residential sectors.

Historic records indicate that the site was developed with industrial and manufacturing uses by at least 1887. The Bradley White Lead Company and/or Lenox Smelting occupied the site between 1887 and 1989. Additionally, an electrical substation occupied the western portion of the site from circa 1904 to 1950. A brewery, a paper goods company, and an electrical repair company also historically occupied the site. The buildings were subsequently demolished by 1996 and the site has since been used as a private parking lot and for construction materials storage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the site ID, C224248) at:

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

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

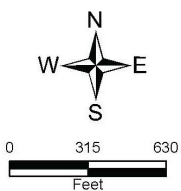
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

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Site Location Map



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Site Map
85 Jay St. (Brooklyn), LLC.
85 Jay St.
New York City, Kings County
Site No. C224248

