



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224053/>
and at these location(s):

**Brooklyn Public Library
Williamsburg Branch**
240 Division Avenue
Brooklyn, NY 11211

Borough Community Board 1
435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0098

Key project documents and project summary also are available on the NYSDEC website at:
<https://www.dec.ny.gov/chemical/C224053.html>

Who to Contact

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

Project-Related Questions
Gerald Pratt, Project Manager
NYSDEC
625 Broadway
Albany NY 12233
(518)-402-9667
gerald.pratt@dec.ny.gov

Project-Related Health Questions
Arunesh Ghosh
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

470 Kent Avenue
470 Kent Avenue
Brooklyn, NY 11249

October 2020

SITE No. C224053
NYSDEC REGION 2

Draft Supplemental Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the **470 Kent Avenue** site ("site") located at 470 Kent Avenue, Brooklyn, NY 11249, Kings County. Please see the map for the site location.

Draft Supplemental Investigation Work Plan: The draft investigation work plan, is an additional investigation of the site called a "Supplemental Remedial Investigation Work Plan," (SRIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 470 Kent Ave Associates LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH). **This is an update to the previous RIWP as additional property was added to the Brownfield Site.**

How to Comment: NYSDEC is accepting written comments about the Draft SRIWP for 30 days, from **October 7 through November 6, 2020.**

- Access the SRIWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224053/>. Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Highlights of the Proposed Site Investigation: The investigation will build on previous studies and help fully define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), metals and PCBs in soil on-site. Volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals were detected in groundwater on-site.

Key components of the investigation work include:

- Installing and sampling soil borings and test pits to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

This site is comprised of two parcels that had previously been addressed under two different DEC programs. The parcels have now been combined and will be addressed under the Brownfield Cleanup Program (BCP), pursuant to one Brownfield Cleanup Agreement. The Department is processing an amendment to the existing Brownfield Cleanup Agreement to document this change. As shown on the attached figure, the property formerly addressed by the manufactured gas plant (MGP) program, in purple, is being added to the property addressed by the BCP.

Under the BCP, the applicants will complete the supplemental remedial investigation addressing both parcels. The workplan for the investigation is the document we invite the public to comment on.

Site Description: The site is located along the East River. The site slopes gently towards the river and is entirely covered by paved areas and buildings with concrete slab floors. Multi-unit housing (condominiums) are present north of the site. Kent Avenue, multi-unit residential housing, and commercial properties are located east; commercial properties are located south; and the East River and Wallabout Channel are located west of the site.

The current land use on-site is a commercial lumber yard and home center. Previous uses of the site include a stave yard, molasses storage, sugar refining, warehouse storage, a brewing company and a manufactured gas plant known as the Peoples Gas Light Company.

The planned re-use includes commercial and residential space, with 30% of the residential being affordable housing. The waterfront will be converted to an esplanade under management of the city.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224053) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/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 DEC.

For more information about the BCP, visit:

<https://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:

<https://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: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location

