



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

85 Jay Street, LLC  
85 Jay Street  
Brooklyn, NY 11201

SITE No. C224248  
NYSDEC REGION 2

January 2018

## Environmental Cleanup to Begin at Brownfield Site

**Where to Find Information:**  
*Project documents are available at the following locations to help the public stay informed.*

**Brooklyn Public Library –  
Walt Whitman Branch**  
93 Saint Edwards Street  
Brooklyn, NY 11205  
Attn: Janet Conton  
Call for hours: (718) 935-0244

**Brooklyn Community Board District 2**  
350 Jay Street, 8th Floor  
Brooklyn, NY 11201  
Attn: Shirley McRae  
Call in advance: (718) 596-5410

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

**Project-Related Questions:**  
Bob Corcoran, P.E.  
New York State Department of  
Environmental Conservation  
625 Broadway  
Albany, NY 12233  
(518) 402-9658  
[Bob.corcoran@dec.ny.gov](mailto:Bob.corcoran@dec.ny.gov)

**Health-Related Questions:**  
Tony Perretta  
New York State Department of Health  
Bureau of Environmental Exposure  
Investigation  
ESP Corning Tower, Rm 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For additional information on the New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

Action is about to begin that will address contamination related to the 85 Jay Street (Brooklyn), LLC Site ("site") located at 85 Jay Street, Brooklyn, Kings County under New York State's Brownfield Cleanup Program (BCP). The cleanup activities will be performed by 85 Jay Street (Brooklyn), LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Remedial Action Work Plan (RAWP) has been found by the NYSDEC to be protective of public health and the environment and has been approved by NYSDEC. The approved RAWP and other documents related to the cleanup of this site can be found at the document repositories listed in the box at left. Remedial activities are expected to commence in January 2018, and are expected to last approximately 1 year.

**Highlights of the Upcoming Cleanup Activities:** : The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup plan is described in detail in the RAWP. The proposed Track 1 Unrestricted Use remedy is protective of human health and the environment. The selected remedy is consistent with the contemplated use of the site as mixed residential condominiums/apartments with ground floor commercial space, and consists of:

- Excavation and off-site disposal of all contaminated soil exceeding Unrestricted Use Soil Cleanup Objectives (UUSCOs). It is estimated that 72,000 cubic-yards of the contaminated soil will be removed to accomplish the Track 1 remedy. Contamination consists of various metals, primarily lead, along with numerous Semi-Volatile Organic Compounds (SVOC). Some of the soil may be treated to stabilize the lead prior to off-site disposal. An additional 96,000 cubic-yards will be removed to accommodate the proposed redevelopment project.
- Confirmatory sampling will be conducted to document complete removal of contamination.
- If all contamination is successfully removed (Track 1 cleanup), there will be no need for site management, institutional or engineering controls.
- If all contamination cannot be removed (Track 2 cleanup), then remaining contamination will be managed with institutional controls in the form of a site management plan and environmental easement.
- A soil vapor intrusion evaluation will be conducted to determine if potential human exposure to soil vapor exists at the site.

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A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures for the protection of on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures. There are no off-site environmental issues associated with this site.

**Next Steps:** After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant:

- 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 fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

**Site Description:** The Site is approximately 135,000 square feet (3.1 acres) and currently consists of a gravel-covered vacant lot (former private parking lot) enclosed in fencing. The site is bound by Front Street to the north, Bridge Street to the east, York Street to the south, and Jay Street to the west. 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. Demolition of the former site buildings was completed

sometime before 1996, at which point the site was used as a private parking lot and for construction materials storage. A Site Location Map is attached. 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/externalapps/derexternal/index.cfm?pageid=3>

**Brownfield Cleanup Program Overview:** 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>

*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

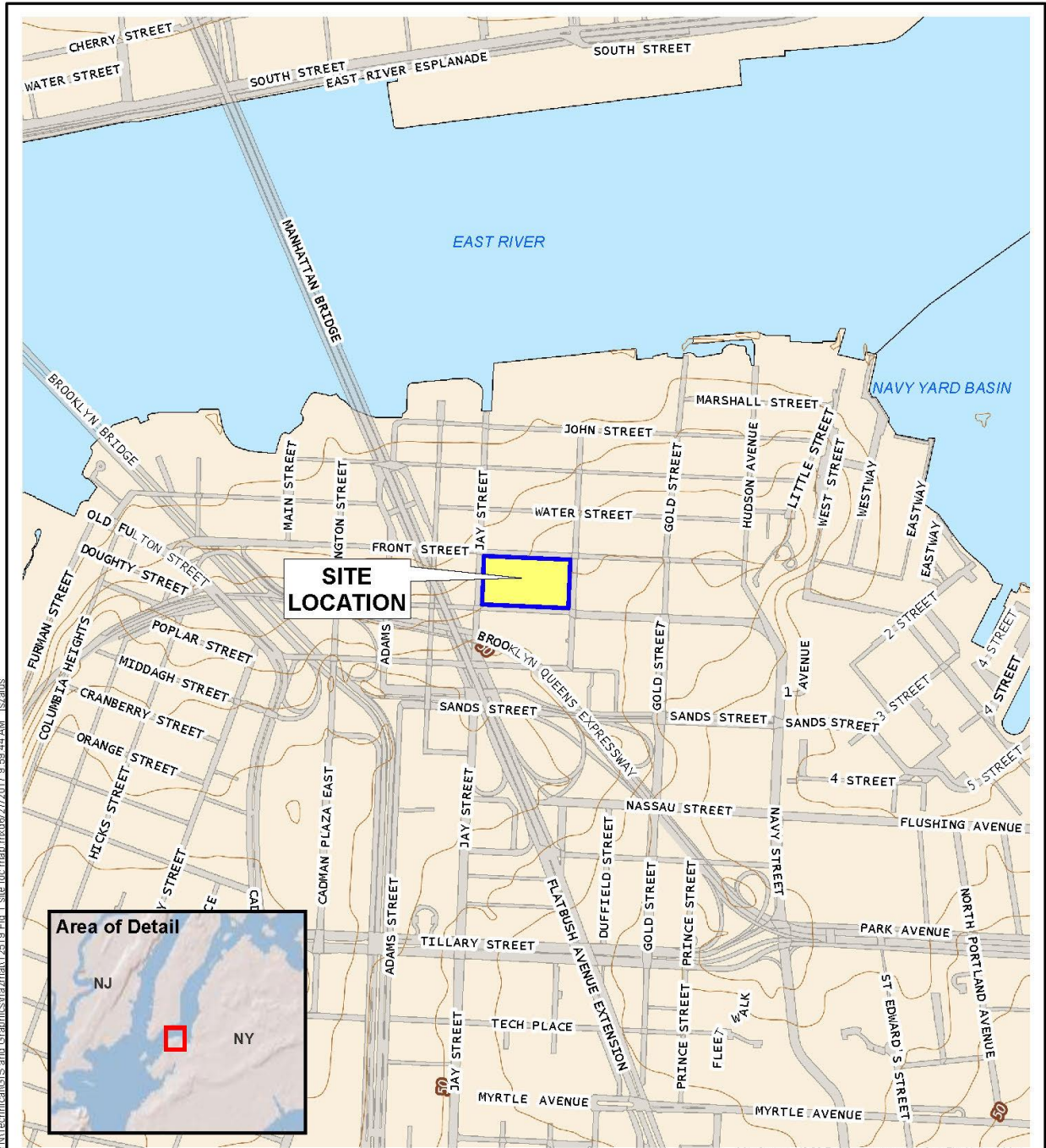
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

[www.dec.ny.gov/chemical/61092.html](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.

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

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 440 Park Avenue South, New York, NY 10016	<b>85 Jay Street</b> Brooklyn, New York	DATE <b>6/27/2017</b>
	<b>SITE LOCATION</b>	PROJECT NO. <b>12519</b>
		FIGURE <b>1</b>