



# FACT SHEET

## Brownfield Cleanup Program

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**Frito-Lay Site**  
**Site Number: C224133**  
**202-218 Morgan Avenue**  
**Brooklyn, NY 11237**

**January 2012**

### Phase I Cleanup Action to Begin at Brownfield Site Announced

Remedial Action will be implemented in 2 Phases at the Frito-Lay Site ("Site") located at 202-218 Morgan Avenue in Brooklyn, New York under New York State Brownfield Cleanup Program. Phase I remedial work will be conducted within the fence line. Phase II remedial work will consist of remedial work outside the fence line up to the bulkhead of the canal and the installation of an engineered cover system. Phase II remedial work will be performed during restoration of the bulkhead at a later date. Phase I Remedial action is about to begin. See map for site location.

Phase I remedial action for the site includes excavating soils on the Site, within the fence line, that contain significant levels of contamination for off-site disposal. The cleanup activities will be performed by Frito-Lay ("applicant"). The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) will provide oversight.

#### Highlights of the Upcoming Cleanup Activities

The cleanup activities are intended to:

- 1) Address contamination at the site to achieve cleanup levels that protect public health and the environment, and,
- 2) Account for the intended or reasonably anticipated future use of the site.

**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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

Key components of the cleanup activities are as follows:

- Excavation and off-site disposal of soils/fill material identified as containing concentrations of arsenic (exceeding 100 mg/kg), lead (exceeding 10,000 mg/kg), mercury (exceeding 15 mg/kg), and PCBs (exceeding 10 and 25 mg/kg).

- The significantly contaminated soils will be excavated and disposed off-site is estimated at 6,200 cubic yards;
- Backfilling with imported clean fill; and,
- Pre-Construction supplemental soil sampling for Phase II remedial work.

A site-specific health and safety plan (HASP) will be implemented during the Phase I and II remedial actions for protection of on-site workers and off-site residents during all intrusive work and will include a community air monitoring plan (CAMP) and a community HASP (cHASP). Dust suppression measures will be implemented as necessary during Phase I and II remedial actions.

The Phase I remedial activities will cause local impacts along the Morgan Avenue truck route during contaminated soil loading and transportation from the Site to the approved off-site disposal facility. Dust issues are regulated by New York City and Federal regulations and will be addressed during Phase I and II remedial actions through suppression methods. Noise impacts are regulated by New York City and Federal regulations and will be strictly enforced during Phase I and II remedial actions. Soil excavation and off-site disposal activities will occur for approximately 3 months. Hours of operation will be normal business hours (7 AM to 4 PM) for construction in New York City.

### **Next Steps**

The applicant is expected to begin Phase I remedial activities (Phase I) at the site on January 9, 2012.

Frito-Lay will finalize the design for the repair of the bulkhead, and submit it to the Department for review approval.

Frito-Lay will revise and re-submit the permit required for construction work to begin on the Bulkhead and the remaining remedial work can be complete.

Phase II remedial work including the required cover system will be implemented during bulkhead repair.

A factsheet will notify the public and local officials when Phase II remedial work will begin.

### **Background**

NYSDEC previously accepted an application from the applicant to participate in the Brownfield Cleanup Program. The application proposes that the site will be used for industrial purposes. The Site, which encompasses approximately 2.791 acres, is currently vacant, and was historically used as a building supply/brick supply facility, a manufacturing company, a scrap metal yard, an auto painting business, a garbage transfer station, a solid waste storage facility, and a scrap metal recycling facility. Past historical uses of surrounding properties included a chromium-plating business, machine shops, metal finishing shops, foundries, and electrical equipment manufacturing. Current uses of surrounding properties are predominantly heavy manufacturing.

The Final Remedial Investigation Report (RIR) was submitted by representatives of Frito-Lay and accepted by NYSDEC in July 2010. The report documents the activities and results of investigations completed at the 202-218 Morgan Avenue site for the purpose of characterizing

the nature, extent, and potential impacts of contaminated surface and subsurface soil, soil vapor, sediments, surface water, and groundwater. The soil sample results indicated that arsenic is present in surface and subsurface soils with concentrations exceeding the Part 375 Restricted Use - Protection of Groundwater SCOs, and lead, mercury, PCBs, and Semi-Volatile Organic Compounds (SVOCs) are present in surface and subsurface soils with concentrations exceeding the Part 375 Restricted Use - Industrial SCOs. SVOCs (carcinogenic polycyclic aromatic hydrocarbons [PAHs]), including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene have been detected with concentrations exceeding the Part 375 Restricted Use - Industrial SCOs. The soil contamination is located throughout the Site to depths of 11 to 12 feet below ground surface (ft-bgs), which is the approximate depth of groundwater beneath the Site. Potentially hazardous levels of lead and PCBs are present in several locations within the Site boundary.

The Supplemental Remedial Investigation (SRI) and Second Supplemental Remedial Investigation (SSRI) Report was submitted by representatives of Frito-Lay and accepted by NYSDEC in May 2011. The report documents the activities and results of SRI and SSRI completed at the 202-218 Morgan Avenue site for the purpose of further characterize the nature and extent of contamination and to delineate surface and subsurface soil impacts related to arsenic, lead, and mercury contaminated soil and to further delineate PCB contaminated soil at the site to meet United States Environmental Protection Agency (USEPA) requirements for disposal.

The Remedial Work Plan (RWP) was submitted by representatives of Frito-Lay and accepted by NYSDEC in September 2011. The RWP specified measures that are intended to protect public health and the environment. The excavation of contaminated soils and the construction of a “engineered” cover system in accordance with DER-10 would eliminate, to the extent practical, the potential for direct human contact or environmental exposure to known contaminants (associated with petroleum by-products, electrical transformer fluids, and metals, such as arsenic, lead, and mercury) present in on-site soils, groundwater (petroleum by-products and metals), and soil vapor (petroleum by-products). Exposure to remaining low-level contamination would be managed with institutional and/or engineering controls: covering the Site with a protective barrier layer (“engineered” cover system), restricting the use of groundwater, and developing an environmental easement.

## **FOR MORE INFORMATION**

### **Where to Find Information**

Project documents are available at the following location(s) to help the public stay informed. These documents include the site cleanup plan (Remedial Work Plan).

#### Document Repository:

Brooklyn Public Library Bushwick Branch  
Patricia Sacco, Library Information Supervisor  
340 Bushwick Avenue  
Brooklyn, NY 11206  
Tel: (718) 602-1348

#### Hours of Operation:

Sunday: Closed  
Monday: Closed  
Tuesday: 10:30 AM to 5:30 PM  
Wednesday: 1 PM to 8 PM  
Thursday: 10:30 AM to 5:30 PM  
Friday: 10:30 AM to 5:30 PM  
Saturday: 10 AM to 5 PM

## Who to Contact

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

### Project-Related Questions

Mr. Kevin Sarnowicz  
New York State Department of  
Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, 12th Floor  
Albany, NY 12233-7016  
(518) 402-9768  
[kpsarnow@gw.dec.state.ny.us](mailto:kpsarnow@gw.dec.state.ny.us)

### Site-Related Health Questions

Mr. Albert Demarco  
New York State Department of Health  
Bureau of Environmental Exposure  
Investigation  
Flanigan Square, Room 300  
547 River Street  
Troy, NY 12180-2216  
(518) 402-7860  
[BEEI@health.state.ny.us](mailto:BEEI@health.state.ny.us)

**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.

You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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



