

**FACT SHEET****Brownfield Cleanup
Program**

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Frito Lay
DEC Site #: C224133
Address: 202-218 Morgan Avenue
Brooklyn, NY 11237

Have questions?
See
"Who to Contact"
Below

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Frito Lay site ("site") located at 202-218 Morgan Avenue, Brooklyn, Kings County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

The cleanup activities were performed by Rolling Frito-Lay Sales, LP ("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 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:

The remedy included hot-spot excavation, cover system installation, implementation of an institutional control and site management as outlined below.

1) All on-site soils, totaling 21,232 tons, located in the vadose zone (above the water table) which exceeded the Site Specific Cleanup levels were excavated and transported off-site for disposal. At this site, a hot spot is an area where arsenic in soil exceeded 100 parts per million (ppm), lead exceeded 10,000 ppm, mercury exceeded 15 ppm and PCBs exceeded 10 ppm beneath the future warehouse area and 25 ppm elsewhere. Clean fill was brought in to replace the excavated soil and establish the final site grades.

2) A site cover was installed consisting of 6 inches of asphalt pavement or a one-foot thick soil cover. Should future buildings be constructed on-site, the building slabs would also be a component of the cover system. The soil cover material met the soil cleanup objectives (SCOs) for cover material as set forth in 6 NYCRR Part 375-6.7(d) for commercial use. The soil cover was placed over a demarcation layer, with the upper six inches of the soil of sufficient quality to maintain vegetative cover.

3) Imposition of an institutional control in the form of an environmental easement for the controlled property that:

- requires the remedial party or site owner to submit to the Department a periodic

certification of institutional and engineering controls in accordance with Part 375-1.8(h)(3).

- limits property use to commercial and industrial uses, although land use is subject to local zoning laws;
- restricts the use of groundwater as a source of potable or process water;
- prohibits agriculture or vegetable gardens on the property; and
- requires compliance with the Department approved Site Management Plan.

4) A Site Management Plan is required, which includes the following:

a) an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the institutional controls noted above and the engineering controls (i.e., site cover, fencing, sub-slab depressurization system in future on-site buildings) remain in place and effective.

b) a Monitoring Plan to assess the performance and effectiveness of the remedy such as groundwater monitoring and soil vapor intrusion sampling for any future developed and occupied buildings.

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 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 Certificate of Completion. 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 site is located at 202-218 Morgan Avenue in an urban area in the north end of the Borough of Brooklyn, Kings County. To the north of the property is a warehouse, to the east and south is the English Kills, a tributary to the Newtown Creek, and to the west the site is bordered by Morgan Avenue, between Ten Eyck Street and Stagg Street.

Site Features:

The site property is approximately 2.8 acres in area and is currently undeveloped with no standing structures.

Current Zoning and Land Use:

The site is currently vacant, and is zoned for industrial use. The surrounding parcels are currently used for a combination of commercial and industrial use.

Past Use of the Site:

The site was previously used as a scrap metal yard. The activities related to this type of business are the apparent source of site-wide PCB contamination. Scrap activities and the presence of historic fill material are believed to be the cause of the site-wide metals contamination.

Site Geology and Hydrogeology:

The site is approximately 13 feet above mean sea level. Depth to groundwater is approximately 11 feet below ground surface. The nearest water body is the English Kills, a tributary to the Newtown Creek, which abuts the eastern and south sides of the site. Groundwater flow is to the southeast.

The site soil is primarily fill material to the water table. Below the fill material the site is underlain by sand and gravel.

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C224133>

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

Who to Contact

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

Project Related Questions

Kevin Sarnowicz
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9793
kpsarnow@gw.dec.state.ny.us

Site-Related Health Questions

Albert DeMarco
New York State Department of Health
Empire State Plaza - Corning Tower Room 1787
Bureau of Environmental Exposure Investigation
Albany, NY 12237
(518) 402 7860
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: <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 already have signed up and received this fact sheet electronically.



LEGEND
 □ SITE LOCATION

AERIAL LOCATION MAP

FRITO LAY, INC.
 202-218 MORGAN AVENUE
 BROOKLYN, NEW YORK