



**Department of  
Environmental  
Conservation**

# FACT SHEET

**Brownfield Cleanup Program**

**Fyn Paint & Lacquer Co., Inc.  
230 Kent Avenue  
Brooklyn, New York 11249**

**March 2018**

**SITE NO. C224154  
NYSDEC REGION 2**

**Where to Find Information:**

*Project documents are available at the following location(s) to help the public stay informed.*

**Brooklyn Public Library - Greenpoint Branch**

107 Norman Avenue & Leonard Street  
Brooklyn, NY 11222  
Call for hours: (718) 349-8504

**Brooklyn Public Library – Leonard Branch**

81 Devoe Street & Leonard Street  
Brooklyn, NY 11211  
Call for hours: (718) 486-3365

**Brooklyn Community Board No. 1**

435 Graham Avenue  
Brooklyn, NY 11211  
Call for hours: (718) 389-0009

**Who to Contact:**

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

**Project Related Questions**

Ioana Munteanu-Ramnic, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
Call for appointment: (718) 482-4065  
[ioana.munteanu-ramnic@dec.ny.gov](mailto:ioana.munteanu-ramnic@dec.ny.gov)

**Health-Related Questions**

Dawn Hettrick, P.E.  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7880  
[bee@health.ny.gov](mailto:bee@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)

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Fyn Paint & Lacquer Co., Inc. site (the “Site”) located at 230 Kent Avenue, Brooklyn, New York. The cleanup activities will be performed by Kent Riverview LLC. (“Volunteer”) with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). Please see the map for the Site location. 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 locations identified in the left-hand column under “Where to Find Information.” Remedial activities are expected to commence in April 2018, and are expected to last approximately 6 months.

**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 key components of the remedy are:

- Relocation and continued operation maintenance and monitoring (OM&M) of the existing dual-phase extraction (DPE) system and pump for recovery and treatment of contaminated groundwater and soil vapor;
- Demolition of the existing building and offsite disposal of construction and demolition debris;
- Installation of a Waterloo® Hydraulic Barrier around the perimeter of the Site which will act as a post-remedy containment barrier for the Site as well as structural support facilitating the sub-grade excavation of contaminated soils;
- Installation of a waterproof hydraulic barrier around the perimeter of the Site which will facilitate the excavation of contaminated soils;
- Excavation and off-site disposal of contaminated soil to approximately 15 feet below surface grade (or greater depth if needed) to achieve the Track 1 Unrestricted Use cleanup;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Import of clean material that meets the established Soil Cleanup Objectives for use as backfill; Implementation of a Ground Water Monitoring Program to assess post-remedial groundwater quality and natural attenuation; and
- If required, injection of chemical oxidants may be utilized to enhance natural attenuation of residual groundwater contamination beneath the Site.
- If a Track 1 Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary;
- If a Track 1 Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.

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.

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**Next Steps:** After the Volunteer 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the Volunteer. The Volunteer would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the Volunteer 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 COC.

**Site Description:** The Site consists of an approximately 0.25-acre parcel bounded on the north by Metropolitan Avenue, on the east by Kent Street, on the west by River Street, and on the south by North First Street. It is currently developed with a one-story building with a partial basement. The Site is currently unoccupied. The Site was historically utilized by Fyn Paint & Lacquer Co., Inc. (Fyn Paint) for manufacturing of paints and lacquers. Fyn Paint ceased operation in 2011 and the site is currently vacant.

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, C224154) at:

<http://www.dec.ny.gov/cfmx/extapps/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 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 that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

**Offsite Contamination:** For BCP sites where the work is being performed by a non-responsible party (volunteer), the Volunteer is not required to investigate or remediate contamination which may have migrated offsite. If contamination migrates offsite, and the site is considered a significant threat to public health and/or the environment, the remedial program is performed by NYSDEC or a responsible party (6 NYCRR Part 375-1.11(c)).

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:

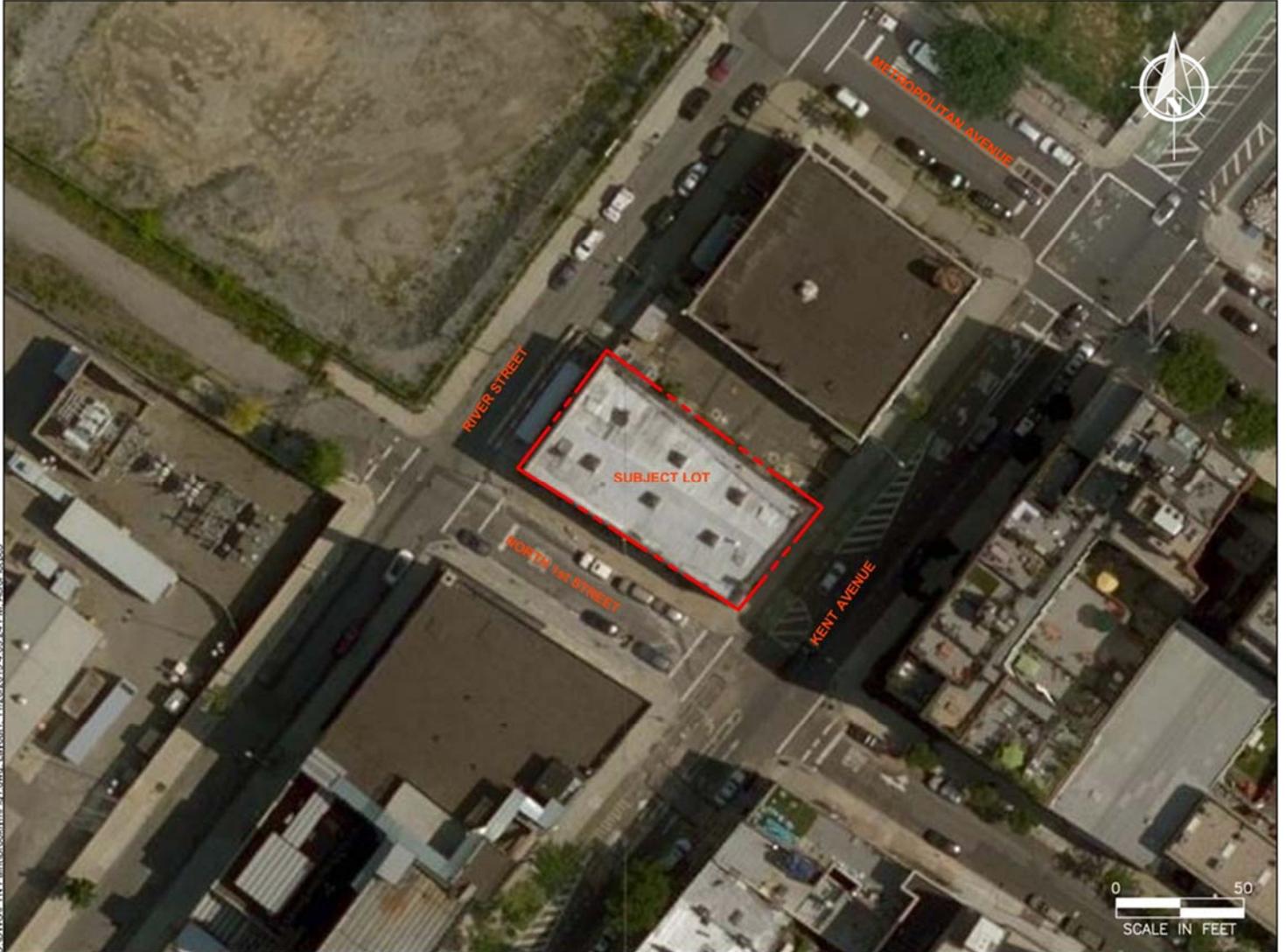
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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.

# BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location



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