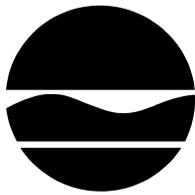


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**For more information about NY
State's Brownfield Cleanup Program,
visit:**

www.dec.ny.gov/chemical/8450.html

FACT SHEET #2

Brownfield Cleanup Program

**Former Domsey Fiber Corp Site
431 Kent Avenue
Brooklyn, NY 11205**

Site No. C224158

July 2012

NYSDEC Region 2

**Remedy Proposed for Brownfield Site
Contamination;
Public Comment Period Announced
Comment period runs from August 1 through September 15, 2012**

The New York State Department of Environmental Conservation (NYSDEC) working cooperatively with the New York State Department of Health (NYSDOH) is providing the public with the opportunity to review the Remedial Investigation Report (RIR) and provide comments on the Remedial Action Work Plan (RAWP) and the Preliminary Decision Document (PDD) for the Former Domsey Fiber Corp Site (Site) located at 431 Kent Avenue, Brooklyn, NY (see map on page 2 for location of Site). The RIR and RAWP were submitted by Wythe and Kent Realty LLC (the Volunteer) under New York's Brownfield Cleanup Program (BCP). NYSDEC previously accepted an application submitted by the Volunteer to participate in the BCP. The PDD was developed by NYSDEC, and summarizes the proposed remedy. The RIR, RAWP and PDD are available for your review at the document repositories identified on the left-hand side of this page. NYSDEC is accepting public comments on the draft RAWP from August 1, 2012 through September 15, 2012.

Site Description: The Site is approximately 3.09 acres and is comprised of a single tax lots designated as Block 2135, Lot 1. The property has frontage along and is bounded by Kent Avenue to the west, Wythe Avenue to the east, S. 9th Street to the north and S. 11th Street to the south. The property is improved with three attached buildings including a 2-story and 4 story warehouse building in the northern half and a 1-story warehouse building in the south. The northern buildings are vacant. The south warehouse building is occupied by a paper goods wholesale supply company. The entire property was most recently owned and operated by Domsey Fiber Corp., a used clothing recycling business, though a number of other businesses have historically operated at the Site. Residual contamination from these historic uses is impacting the soil and possibly groundwater and soil vapor at the Site.

Investigations to Date: The Remedial Investigation (RI) has several goals: 1) to define the nature and extent of contamination in soil, groundwater and any other impacted media; 2) to identify the source(s) of the contamination; 3) to assess the impact of the contamination on public health and/or the environment; and 4) to provide information to support the development of a Remedial Action Work Plan to address the contamination.

The results of sampling performed during the RI identified tetrachloroethene (PCE) and fuel oil-related contaminants in soils in the northwest corner of the property. The area of contamination was isolated and did not extend to the water table. Fill materials have also been documented at the site from 2 to 12 feet in thickness. The fill materials generally contain elevated levels of metals and semi-volatile organic compounds. Groundwater and soil vapor at the site are also contaminated with PCE, though the source of groundwater contamination appears to originate off-site. This will be confirmed prior to finalizing the RAWP. Contaminants in groundwater are generally migrating southwest toward Kent Avenue.

- continued on next page -

BROWNFIELD CLEANUP PROGRAM

Draft Remedial Work Plan and Proposed Decision Document: The RAWP has several goals: 1) to identify cleanup levels to be attained or the process to be used to determine these levels for a restricted residential use; 2) to explain why the RAWP concludes that the results of remediation will protect public health and the environment; and 3) to provide a detailed description of the remedy selected to address Site contamination. The Volunteer will perform the work with oversight by NYSDEC and NYSDOH. The RAWP proposes a remedy in accordance with the requirements of 6 NYCRR Part 375 - Track 2 Residential Use..

The proposed remedial action includes:

- Excavation and removal of PCE- and petroleum-contaminated soil hot spots in the northwest area of the site;
- Excavation and off-site disposal of all soil exceeding the Unrestricted Use Soil Cleanup Objectives (SCOs);
- Collection and analysis of post-excavation endpoint soil samples to confirm and document compliance with SCOs;
- Backfilling of excavated areas to the proposed development depth with imported clean fill;
- Installation of contingency vapor barrier and subslab venting system to protect against soil vapor intrusion;
- Implementation of a Community Air Monitoring Plan during all ground intrusive activities.

If Track 1 cleanup objectives are not achieved, the contingency remedy would require implementation of Engineering and Institutional Controls, including establishment of a Site Management Plan and recording of an Environmental Easement to prevent future exposure to any remaining residual contamination.

Significant Threat Determination: As part of every BCP project NYSDEC, in conjunction with NYSDOH, is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations 6 NYCRR Part 375. Based on the types and levels of contaminants on the Site, and the current and planned land uses in the area, NYSDEC and NYSDOH have determined that the Site does not present a significant threat to public health and to the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

Next Steps: NYSDEC will consider public comments, revise the RAWP as necessary, issue a final Decision Document, and approve the remedial plan for implementation. NYSDEC will keep the public informed throughout the investigation and cleanup of the Site.

Brownfield Cleanup Program Overview: New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and volunteers to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement ("BCA") with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the Site. When a Volunteer completes work, a release of liability from the NYSDEC is provided with standard reservations, and a Certificate of Completion (COC) is issued. With their receipt of a COC, the Volunteer would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for certain tax credits to offset the costs of remedial activities and for redevelopment of the Site.

A COC may be modified or revoked if, for example, the Volunteer does not comply with the terms of its BCA with NYSDEC, or if the Volunteer commits fraud regarding its application or its certification that it has met cleanup levels.

If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact the NYSDEC Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For information regarding New York State's Brownfield Cleanup Program, please visit our website at:

<http://www.dec.ny.gov/chemical/8450.html>

BROWNFIELD CLEANUP PROGRAM

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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. 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.

Figure 1 - Site Location Map

