



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Marcus Garvey Apartments

DEC Site #: C224198

Address: 650 Rockaway Avenue
Brooklyn, NY 11212-5631

Have questions?

See

"Who to Contact"

Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Marcus Garvey Apartments site ("site") located at 650 Rockaway Avenue, Brooklyn, Kings County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by the Brownfield Cleanup Program (BCP) applicant with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated concentrations of contaminants in groundwater, soil, and soil vapor.

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 action for the site includes:

- **Soil excavation** - Approximately 48 cy of contaminated soil that constitutes source material will be removed and transported off site for disposal. This Hot Spot is located below the basement floor of the former dry cleaners. Approximately 6.5 cy of contaminated concrete, including part of the basement slab and column supports for the former dry cleaning machine, will also be removed and properly disposed of.
- **Cover System** - A site cover currently exists and will be maintained to allow for restricted residential use of the site. Any site redevelopment will maintain the existing site cover, which consists either of the structures such as buildings, pavement, sidewalks or soil where the upper two feet of exposed surface soil meets the applicable soil cleanup objectives (SCOs) for restricted residential use. Any fill material brought to the site will meet the requirements for the identified site use as set forth in 6NYCRR part 375-6.7(d).
- **Groundwater treatment**- Injection of a chemical oxidant into the groundwater to treat VOCs (known as in-situ chemical oxidation)

- Mitigation of soil vapor intrusion (SVI) impacts – Any on-site buildings will be required to have a sub-slab depressurization system, or a similar engineered system, to prevent the migration of vapors into the building from soil and/or groundwater. The applicant, upon acquisition of the site, installed and began operation of a SSDS system to address this potential exposure pathway. This system covers the entire foot print of the building.
- Institutional and engineering controls – An environmental easement will be placed on the property by the applicant. This easement: will require it to prepare and submit to NYSDEC a periodic certification of institutional and engineering controls; will allow the property to be used for restricted residential, commercial, and industrial uses; will restrict the use of groundwater; and will require compliance with the Department approved Site Management Plan (SMP). A SMP will be developed, which includes details for maintaining the cover system and the sub-slab depressurization system, periodic review report submittals, and a monitoring plan to assess the performance and effectiveness of the remedy.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report 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(s).

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 fact sheet that describes the content of the Final Engineering Report 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.

Background

Location: The Marcus Garvey Apartments are located at 650 Rockaway Avenue, Brooklyn NY, Kings County. The site is approximately 0.3 acres in size.

Site Features: The site consists of a building footprint that occupies a portion of the tax lot. The site is located at the southwest corner of the intersection of Dumont Avenue and Rockaway Avenue. The site is bordered by Rockaway Avenue to the east, a courtyard to the west beyond which are two multifamily residential units, Dumont Avenue to the north and a vacant lot to the south. The site is entirely comprised of one mixed-use commercial/residential building with a six unit, one-story commercial component located along Rockaway Avenue and a 55-unit, four-story residential component located immediately behind (west) of the commercial component. Thirteen of the residential units are on the ground floor and don't have basements.

The northern-most commercial unit north of the passage way, closest to the intersection of Dumont and Rockaway Avenues, contained the former dry cleaner and is currently vacant. The next two commercial units are also currently vacant. There is an open passageway to allow access to the courtyard at the rear of the building and the residential units. The three commercial units that are south of the passageway are currently occupied by a grocer, a deli and a meat market. The entire building is slab on grade except for a basement area under the former dry cleaner, a basement area under the former restaurant, both in the northern group of commercial units, and a small basement/boiler room under part of the grocer in the southern section of commercial units.

Current Zoning/Use: The current and future use of the site is residential and commercial. The site is zoned as C2-5, which is a commercial overlay within a residential zone. The zoning of the properties surrounding the site is primarily R6 residential.

Historical Use: The site was developed sometime before 1907 with mixed residential/commercial use building(s). The current site building was constructed circa 1974. The 2013 Phase I ESA identified a former dry cleaner as a recognized environmental concern with respect to the site. The dry cleaner reportedly operated from 1995 to 2011 and occupied the northern most commercial unit, closest to the intersection of Dumont and Rockaway Avenues. The applicant recently determined that a previous building that once stood where the commercial unit that is now occupied by the deli is, may have been used as a dry cleaner. Indoor air sampling, and additional indoor sub-slab soil vapor and off-site outdoor soil vapor sampling will be conducted by the applicant.

Site Geology and Hydrogeology: The Site is relatively flat and has a surface elevation of approximately 30 feet above mean sea level. The area surrounding the Site is gently sloped to the south towards Jamaica Bay. Soils on the Site are likely to be derived from sand and gravel outwash deposits which overlie clays, sands and gravel. Sources indicate that the Gardiner's Clay is approximately 180 feet below land surface and bedrock could be as deep as 400 feet below land surface. According to the USGS soils on the Site are mapped as Urban Land. The Phase II ESA determined that Site soils consists predominantly of fine to coarse grained sand and the depth to groundwater is approximately 21 feet below land surface with a groundwater flow direction generally to the south.

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=C224198>

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.

Stone Avenue - Brooklyn Public Library
581 Mother Gaston Boulevard
Brooklyn, NY 11212
phone: (718) 485-8347

Brooklyn Community Board 16
444 Thomas S. Boyland Street
Brooklyn, NY 11212
phone: (718) 385-0323

Who to Contact

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

Project Related Questions

Steve Malsan
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
518-402-9646
stephen.malsan@dec.ny.gov

Site-Related Health Questions

Wendy Kuehner
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
BEEI@health.ny.gov

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.

Site Location Map

