

(Fact Sheet Begins Next)

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DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

Get site information faster and share it easily;

Receive information about all sites in a chosen county - read what you want, delete the rest;

It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

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FACT SHEET Brownfield Cleanup Program

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

Site Name: 416 Kent Avenue
DEC Site #: C224200
Address: 416 Kent Avenue
Brooklyn, NY 11249

Have questions? See "Who to Contact" Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the 416 Kent Avenue site ("site") located at 416 Kent Avenue, Brooklyn, NY. 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."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site's significant threat status is unknown.

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from April 2, 2015 through May 18, 2015. The proposed plan is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area below.

Draft Remedial Work Plan and Proposed Decision Document

The full cleanup plan is described in in a more detailed "Remedial Action Work Plan". The proposed remedy consists of:

- Excavation (to the extent practical) and off-site disposal of soil exceeding 6NYCRR Part 375-6.4 Restricted Residential Use (RRU) Soil Cleanup Objectives (SCOs), hazardous lead-impacted material, and grossly-impacted soil;
Installation and operation of dewatering system to enable excavation and foundation work. Contaminated groundwater from dewatering operations will be treated as necessary prior to discharge to the municipal sewer system or to the East River;
Collection and analysis of end-point soil samples and post-remedial groundwater and soil samples to evaluate the effectiveness of the remedy.
Backfilling of excavated areas to development grade with certified-clean soil that meets RRU SCOs, Recycled Concrete Aggregate (RCA), or virgin-native crushed stone;
Installation of a composite cover system consisting of building slabs, pavement, sidewalks and/or a minimum 2-foot thick clean soil cover (meeting the lower of RRU and Protection of Groundwater (PGW) SCOs);
Implementation of long-term institutional controls (IC) in the form of an Environmental Easement containing use limitations and requiring implementation of a Site Management Plan (SMP).

- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP), Construction Health and Safety Plan (CHASP) and Soil and Sediment Erosion (SSE) plan for the protection of on-site workers and the general public during remediation and construction activities;
- Mechanical ventilation of enclosed subgrade parking garages that are proposed in future on-site buildings, as required by the New York City Mechanical Code;
- Removal of Underground Storage Tanks (USTs), if encountered.
- Installation of a Sub-Slab Depressurization System (SSDS) under portions of the site building that will not be used as a ventilated parking garage, to protect against Volatile Organic Compounds (VOC) intrusion in site buildings.

The proposed remedy was developed by 420 Kent Avenue LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The principal objective of the Remedial Investigation (RI) was to characterize and delineate the horizontal and vertical limits of the historical fill materials, to investigate the potential soil and groundwater contamination, and to evaluate exposure pathways with respect to public and the environment. To accomplish these objectives, the following tasks were concluded.

A ground-penetration radar (GPR) survey and utility locator survey were conducted. Five vent pipes were observed against the northern wall of the southern adjoining building, and found USTs at the site. Approximately 300 feet east of the site iron and metal manufacturing facility also was which is listed in the New York State Petroleum Bulk Storage database with two in-service, 4,000-gallon diesel USTs with potential source of on-site contamination. Several plastic and metal 55-gallon drums of unknown contents were observed at the site during the site inspection.

Soil Impacts: Twenty-five soil samples were collected from ten soil borings locations at the depth ranging from 13 to 24 feet bgs, Semi-Volatile Organic Compounds (SVOCs), Polycyclic Aromatic Hydrocarbons (PAHs) were detected at concentrations exceeds Part 375 Unrestricted Use Soil Cleanup Objectives (UUSCOs) at 7 of 10 samples and the Restricted Residential Soil Cleanup Objectives (RRSCO) at 4 to 10 locations. Metals were detected at concentrations above RRU SCOs within the historic fill layer. Petroleum-related VOCs and SVOCs were also detected in soil samples above UU SCOs in this area

Groundwater Impacts: Seven groundwater samples were collected at depth ranges from 15-22 feet bgs and SVOCs, VOCs, dissolved and total metals concentrations were detected above NYSDEC TOGS 1.1.1 Class GA AWQS standards values. Petroleum and chlorinated solvents were detected in soil vapor samples collected at 10 location. Tetrachloroethene (PCE), were found at concentrations above Class GA SGVs in monitoring wells throughout the site. Trichloroethene (TCE) and 1,2-dichloroethylene were detected above Class GA .

Soil vapor Impacts: Soil vapor sampling results indicate the presence of several VOCs, including chlorinated solvents and petroleum-related compounds, above the range of ambient air concentrations. TCE and PCE were detected at concentrations above their respective NYSDOH

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Action Work Plan and Proposed Decision Document are revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The 418 Kent Avenue site is located in an urban area in Brooklyn, NY. The site is on the southern portion of the city block bordered by what would be an extension of Broadway followed by Block 2467 to the north, Kent Avenue to the east, what would be an extension of South 8th Street to the south followed by Block 2134, and the East River to the west.

Site Features: The irregularly-shaped site encompasses an area of approximately 46,000 square feet and is occupied by an asphalt-paved parking lot.

Current Zoning/Use: The site is located in zoning districts R7-3 with a C2-4 commercial overlay, and C4-3. Zone C4-3 encompasses approximately 3,900 square feet of the property, and the remaining approximately 42,100 square feet is in zoning district R7-3 with a C2-4 commercial overlay. The property is currently used as an accessory parking and staging lot for the film studio businesses on the south-adjacent property.

Historical Use: Past land uses associated with the site include a ferry terminal (1887), vacant land (1935 to 1965) and a trucking company (2001 to circa 2012).

Site Geology and Hydrogeology: The subsurface strata at the site consists of historic urban fill characterized by dark gray and brown fine to coarse-grained sand with varying amounts of brick, concrete, gravel, organic clay, coal, and slag extending to depths ranging from 2 to 13 feet below ground surface (bgs) in the majority of the site and up to 24 feet bgs next to the East River. The fill layer is underlain by sand and silt layers with trace gravel and mica schist. Bedrock underlying the site is part of the Hartland Formation and depth to bedrock is approximately 75 to 100 feet bgs.

Groundwater is between 6 and 15 feet bgs and is flowing to the west, toward the East River.

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=C224200>

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 - Williamsburg
Attn: Catherine Skrzypek
240 Division Avenue
Brooklyn, NY 11211
phone: 718-302-3485

Who to Contact

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

Project-Related Questions

MD Hoque, Project Manager
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9475
Email: md.hoque@dec.ny.gov

Site-Related Health Questions

Albert DeMarco
Public Health Specialist II
New York State Department of Health
Empire State Plaza, Corning Tower Room 1787
Albany, NY
Tel: 518-402-7860
Email: 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.

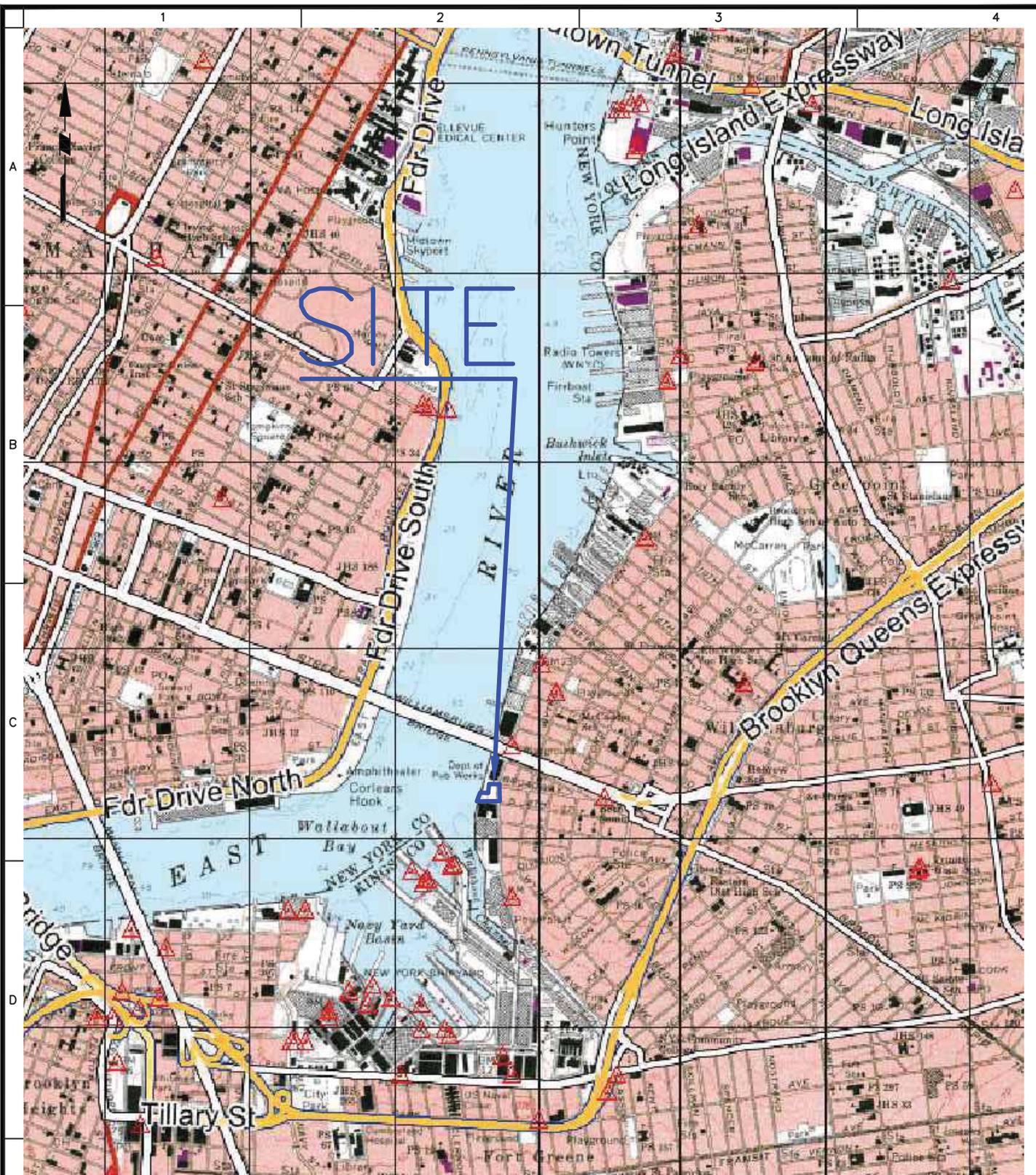
Receive Site Fact Sheets by Email

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.



BASE MAP BASED ON USGS 5.7 MINUTE SERIES BROOKLYN QUADRANGLE MAP DATED 1929

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Project
418 KENT AVENUE
 BLOCK No. 2128, LOT No. 5
 BROOKLYN
 KINGS NEW YORK

Drawing Title
**SITE LOCATION
 MAP**

Project No.
170332901
 Date
11/13/2014
 Scale
NTS
 Drawn By
JL
 Checked By
NR
 Submission Date
12/1/2014

Drawing No.
1
 Sheet 1 of 7