

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

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](http://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

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 416 Kent Avenue site ("site") located at 416 Kent 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 420 Kent Avenue LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

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:

- Excavation and off-site disposal of soil exceeding RRU SCOs, hazardous lead-impacted material, and grossly-impacted soil;
Installation and operation of dewatering system to enable excavation and foundation work. 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 of certified-clean soil that meets RRU SCOs, 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), CHASP and SSE plan for the protection of on-site workers and the general public during remediation and construction activities;
Pre-design sampling and, if necessary, in-situ treatment of dissolved contaminations in

groundwater.

- 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 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 VOC intrusion in Site buildings.

### **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 416 Kent Avenue site is located in an urban area along the East River in Brooklyn, Kings County. 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 (1.056 acres) and is occupied by an asphalt-paved parking lot. There are no buildings on the site.

**Current Zoning and Land Use:** The site is located in zoning districts R7-3 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 adjacent property to the south.

**Past Use of the Site:** 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/xtapps/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  
Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Phone: 518-402-9475  
md.hoque@dec.ny.gov

#### Site-Related Health Questions

Albert DeMarco  
New York State Department of Health  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY  
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.

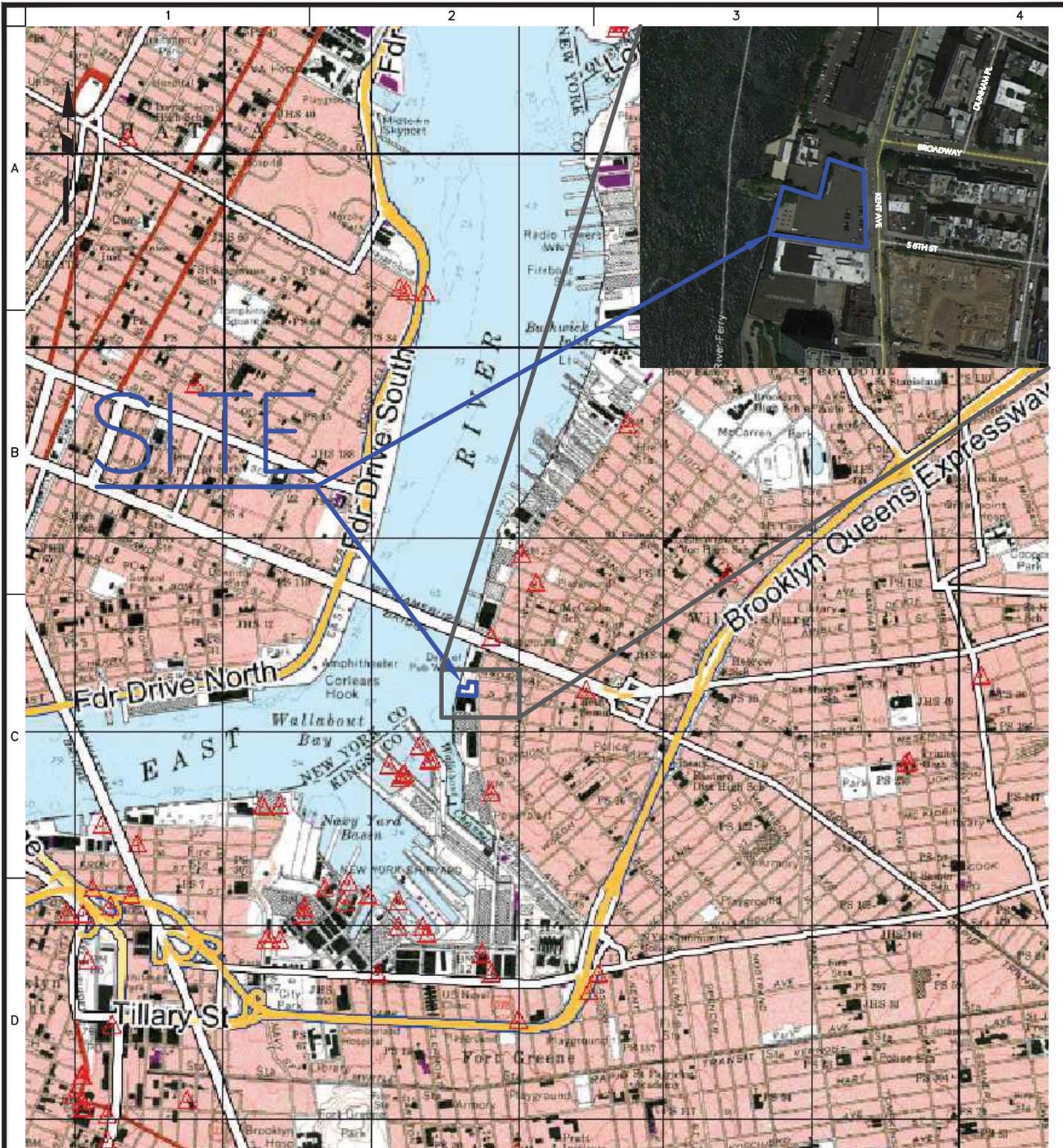
NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<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.



LEGEND:



SITE BOUNDARY

NOTES:

1. BASE MAP BASED ON USGS 5.7 MINUTE SERIES BROOKLYN QUADRANGLE MAP DATED 1929.
2. INSET BASE MAP TAKEN FROM GOOGLE EARTH IMAGE DATED 6/19/2014, 1 INCH = 400 FEET.

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Project

## 416 KENT AVENUE

BLOCK No. 2128, LOT No. 5  
BROOKLYN

KINGS

NEW YORK

Figure Title

## SITE LOCATION MAP

Project No.  
170332901

Date  
12/5/2014

Scale  
NTS

Drawn By  
JL

Checked By  
NR

Submission Date

Figure No.

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