



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

416 Kent Avenue

416 Kent Avenue  
Brooklyn, NY 11249

**SITE No. C224200**

**NYSDEC REGION 2**

**December 2018**

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## NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

**Where to Find Information:**  
*Project documents are available at these location(s) to help the public stay informed.*

**Brooklyn Public Library - Williamsburg**  
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**  
Sarah Quandt, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 902-9116  
[sarah.quandt@dec.ny.gov](mailto:sarah.quandt@dec.ny.gov)

**Project-Related Health Questions**  
Julia Kenney  
NYSDOH  
Empire State Plaza – Corning Tower  
Albany, NY 12237  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 416 Kent Avenue site ("site") located at 416 Kent Avenue in Brooklyn, NY, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 420 Kent Avenue LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site. Copies of the FER and Notice of the COC are available at the location(s) identified to the left under "Where to Find Information."

**Completion of the Project:** The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of about 2,164 tons of hazardous lead soil, 658 tons of petroleum-impacted soil and 20,408 tons of non-hazardous historic fill material exceeding Restricted Residential Use soil cleanup objectives. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site;
- Installation of a cover system consisting of building slabs, asphalt pavement or concrete and a minimum of two feet of clean soil;
- Installation of a sub-slab depressurization system under portions of the site building that will not be used as a ventilated parking garage, to protect against soil vapor intrusion;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination, including plans for: (1) Institutional and Engineering Controls; (2) monitoring; (3) operation and maintenance; and (4) reporting; and
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

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**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Submembrane Depressurization System

**Next Steps:** With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

**Site Description and Background:** The site is located at 416 Kent Avenue in Williamsburg, Brooklyn, NY and is identified as Block 2128, Lot 5. The site is about 46,000 square feet and is located on southern portion of the city block bordered by what would be an extension of Broadway (paper street) followed by a two-story restaurant to the north, Kent Avenue

to the east, what would be an extension of South 8th Street to the south (paper street), and the East River to the west. Historic site use included a ferry terminal (1887), vacant land (1935 to 1965) and a trucking company (2001 to circa 2012). The site is being redeveloped into a 22-story residential building with retail space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224200) at:

<http://www.dec.ny.gov/cfm/external/derexternal/index.cfm?pageid=3>

**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 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 NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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 at:

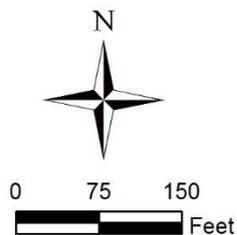
[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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 already have signed up and received this fact sheet electronically.

# BROWNFIELD CLEANUP PROGRAM

Site Location Map



**Figure 1**  
**Site Map**

416 Kent Avenue  
Brooklyn, NY  
Site No. C224200



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