

(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

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: 420 Kent Avenue
DEC Site #: C224201
Address: 420 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 420 Kent Avenue site ("site") located at 420 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 fill or soil exceeding Site-Specific soil cleanup objectives (SCOs) and grossly-impacted soil, if encountered;
Removal of underground storage tanks (USTs), if encountered.
Collection and analysis of documentation soil samples to document removal of targeted materials and/or residual contamination;
Dewatering to enable excavation and foundation construction. Contaminated groundwater from dewatering operations would be treated as necessary prior to discharge to the municipal sewer system or to the East River, such discharge would be pursuant to a SPDES permit and be conducted through an entry point acceptable to the NYSDEC.
Backfilling of excavated areas to development grade with restricted residential use (RRU) SCO-compliant soil, recycled concrete aggregate (RCA).
Installation of a submembrane depressurization (SMD) system, under portions of the Site building that will not be used as a ventilated parking garage, to protect against volatile organic compounds (VOCs) intrusion from residual contamination and off-site sources;
Mechanical ventilation of enclosed subgrade parking garages that are proposed in future on-site building(s), as required by the New York City Mechanical Code;

- Installation of a composite cover system consisting of building slabs, pavement, sidewalks and/or minimum 2-foot thick clean soil cover (meeting the lower of NYSDEC Part 375 RRU and Protection of Groundwater [PGW] SCOs);
- Development and execution of a Construction Health and Safety Plan (CHASP), Community Air Monitoring Program (CAMP), Health and Safety Plan (HASP), and Soil and Sediment Erosion (SSE) Plan for the protection of on-site workers, the nearby community, and the environment during remediation and construction activities; and
- Implementation of long-term institutional controls (ICs) in the form of a Site Management Plan (SMP) and an Environmental Easement.

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 420 Kent Avenue site is located in an urban area in Brooklyn, Kings County. The site is on the southern portion of the city block bordered by what would be an extension of South 8th Street to the north, Kent Avenue to the east, what would be an extension of South 9th Street followed by Schaeffer Landing (a new residential development) to the south, and the East River to the west.

Site Features: The irregularly-shaped site encompasses an area of approximately 79,800 square feet (1.83 acres) and is occupied by three vacant buildings and an associated parking area. A vacant two-story approximate 31,800 square feet building occupies the northern portion of the property. The southeastern portion of the property is occupied by an approximately 22,732 square-foot two- to three-story vacant building. The southwestern portion of the property is occupied by an approximately 13,200-square foot one-story vacant warehouse.

Current Zoning and Land Use: The site is located in R7-3 residential district with a C2-4 commercial overlay along Kent Avenue. The site is currently not occupied.

Past Use of the Site: Past land uses include a meter company with an associated iron foundry and a portion of a ferry company (circa 1887); iron and steel corporation, a pipe and iron company, two factories and manufacturing facilities and vacant land (circa 1918); Schaefer Brewing Company from at least 1935 to at least 1965; warehouses and the Center for Special Education from at least 1979 to at least 1986; and, more recently, a packaged foods warehouse and distributor, a dry-goods and electronics warehouse and trucking company, a lighting fixture warehouse and distributor, a film studio and a partially occupied school for disabled children.

Site Geology and Hydrogeology: The subsurface strata at the site consists of historic urban fill characterized by brown to black medium-grained gravelly sand with varying amounts of wood chips, glass, brick, ash, concrete, and asphalt extending to depths of up to 15 feet below grade surface (bgs). Bedrock underlying the site is part of the Hartland Formation and depth to bedrock is approximately 100 feet below the surface.

Groundwater is between 12 to 15 bgs. The groundwater elevation is highest in the southeastern part of the site and appeared to flow to the west-northwest 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=C224201>

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
Phone: 518-402-7850
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.

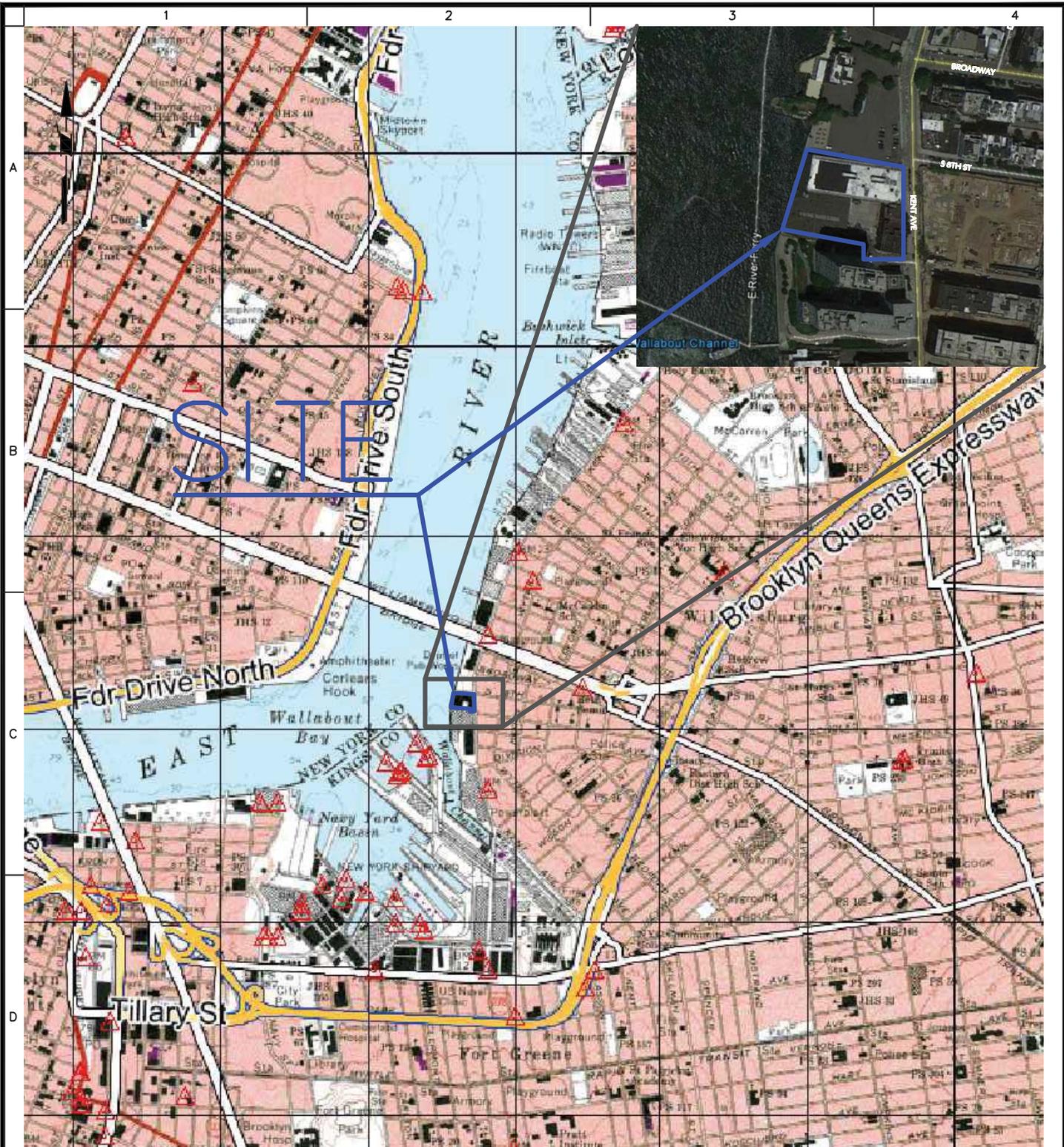
Receive Site Fact Sheets by Email

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
420 KENT AVENUE
 BLOCK No. 2134, LOT No. 56
 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. 1
Sheet 1 of 13