

(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: Former Motor Freight Garage
DEC Site #: C224202
Address: 834 Lexington Avenue
Brooklyn, NY 11221

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 Former Motor Freight Garage site ("site") located at 834 Lexington 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 Lexington Flats 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 of all underground storage tanks (USTs) and piping, as well as on-site soils which exceed Restricted Residential Soil Cleanup Objectives (RRSCOs) or the Protection of Groundwater Soil Cleanup Objectives (PGWSCOs) as applicable.
- In-situ treatment, such as chemical oxidation and/or enhanced bioremediation, will be used to treat petroleum contamination in site groundwater and residual contamination in subsurface soils to achieve applicable soil and groundwater cleanup standards.
- A soil vapor extraction (SVE) system will be installed to remediate remaining contamination in unsaturated soils below the excavated depths to just above the water table.
- An environmental easement and site management plan will be implemented that identifies all use restrictions and engineering controls for the site including provisions for a soil vapor intrusion evaluation to be completed following the above remedial program to address exposures related to soil vapor intrusion, if identified.

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 Former Motor Freight Garage site is located in the Bedford Stuyvesant section of Brooklyn, New York. The site is listed as Block 1628, Lot 30 and is located on the south side of Lexington Avenue between Broadway and Patchen Avenue.

Site Features:

The entire lot is occupied with a one-story commercial building and is currently used for storage. The surrounding properties are occupied by commercial and residential buildings.

Current Zoning and Land Use:

The lot is zoned as R6A and C4-4L. R6A districts have mandatory Quality Housing bulk regulations which limit apartment building height to 6 or 7 stories. They are designed to be compatible with older buildings and found in medium density neighborhoods. C4-4L districts are located in regional commercial centers outside of the central business districts in more densely built areas. The lot is currently used as a warehouse for storage.

Past Use of the Site:

The site was occupied by single family residential homes until 1908. The current existing building was built around 1920 for use as a garage. Two underground hydraulic lifts currently exist on-site and the existence of a gasoline tank was noted on historical Sanborn maps. By 1932, the property was combined with adjacent lot 34 to the east at 844 Lexington Ave. In 1965, the site was identified as a motor freight station until 1987, and from 1988 through 2007 it was used as a garage.

Site Geology and Hydrogeology:

According to USGS geologic maps of the area, bedrock resides at a depth greater than 100 feet

below ground surface (bgs). Above bedrock, unconsolidated sediments, sand, gravel, and silty clays reside which were deposited by glacial-fluvial activity. Non-native historic fill layers exist in the upper layers which were historically deposited to extend shoreline areas and improve drainage of low lying areas. During remedial investigation activities, subsurface obstructions, likely boulders and/or glacial till, were encountered at several locations at depths ranging from 3 to 15 feet bgs.

Groundwater exists beneath the site at a depth of approximately 42 feet bgs and according to the most recent remedial investigation, groundwater flows northwest.

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=C224202>

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 - Macon Branch
361 Lewis Avenue at Macon Street
Brooklyn, NY 11233
phone: 718-573-5606

Who to Contact

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

Project Related Questions

Kyle Forster
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-8644
kyle.forster@dec.ny.gov

Site-Related Health Questions

Brad Wenskoski
New York State Department of Health
Bureau of Environmental Exposure Investigation
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.

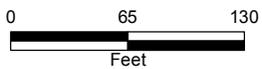


Figure 1

Site Map

834 Lexington Avenue
Brooklyn, NY
Site No. C224202

