



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 1525 Bedford Avenue
DEC Site #: C224206
Address: 1519-1535 Bedford Avenue
Brooklyn, NY 11216

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 1525 Bedford Avenue ("site") 1519-1535 Bedford Avenue in 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."

The cleanup activities will be performed and funded by 1535 Bedford Investors LLC, FBE Bedford LLC, MP 1525 Bedford LLC ("applicant") with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224206>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **8/4/2016** through **9/18/2016**. The draft Remedial Work Plan (RWP) containing the proposed site remedy 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.

Proposed Remedy

The proposed remedy seeks to achieve cleanup to levels applicable for the intended site use, namely, soil cleanup objectives for the protection of groundwater and protection of public health for restricted-residential use. Site-related contaminants include petroleum related Volatile Organic Compounds (VOC), and to a lesser extent, pesticides, semi-volatile organic compounds and metals. This site was previously approved to conduct an Interim Remedial Measure (IRM). An IRM is an action that can be conducted at a site relatively quickly to reduce the risk to people's health and the

environment from a well-defined hazardous waste problem. This proposed remedy adds additional elements beyond those being conducted under the IRM.

- **Elements of the remedy currently underway in accordance with the previously approved Interim Remedial Measures Work Plan (6/3/2015):**
 - 1) Removal of primary contaminant sources by decommissioning known and unknown above and Underground Storage Tanks (UST) and associated piping;
 - 2) Excavation of petroleum-impacted soil down to the proposed development depth (~18-25ft); and
 - 3) Installation of engineering controls to protect for vapor intrusion.
- **Elements of the remedy added by the final remedy decision:**
 - 1) Installation of engineering controls consisting of a sub slab depressurization system, or approved equivalent, and composite cover (concrete building slab and concrete sidewalk)
 - 2) Implementation of an in-situ remedial technology (Soil Vapor Extraction) to reduce any remaining petroleum-related compounds in soil, soil vapor and perched groundwater remaining beneath the development depth
 - 3) Development of a Site Management plan for long term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting
 - 4) Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination remaining at the site

The proposed and ongoing remedial actions will protect public health and the environment by removing the source of existing and continuing contamination to soil and groundwater. Elements of the remedy were selected based on plans and specifications submitted by the applicant in the described Remedial Work Plan, including an evaluation of remedial actions associated with achieving alternative cleanup levels (restricted-residential use and unrestricted use). Cleanup actions described in the Remedial Work Plan will address on-site contamination issues.

Summary of the Investigation

Based upon investigations conducted to date, the primary contaminants of concern include petroleum related compounds which were released from historic use as auto-related facilities. Soil sampling indicated applicable standards are exceeded to depths at least 40 feet below ground surface. In addition, investigations revealed groundwater concentrations in exceedance of applicable standards for site-related contaminants. Given the extent and depth of impact based on measured concentrations, removal of source material from areas of concern and treatment of any remaining contamination is necessary to protect public health and the environment.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document 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 1525 Bedford Avenue site is located in an urban area in the Crown Heights neighborhood of Brooklyn, NY. The site is bound by Bedford Avenue to the west, Lincoln Place to the north, multiple-story residential buildings to the east, and Eastern Parkway and the Metropolitan Transit Authority (NYC Subway) tunnels to the south.

Site Features: The site occupies an area of approximately 29,076-square-feet. The site was most recently occupied by a gasoline filling station, a service garage with a cellar level, a two-story retail store/office space and a car wash.

Current Zoning/Use: The site is currently zoned as R7D residential with a C2-4 commercial overlay and is currently a vacant gas station, auto repair facility and car wash.

Historic Use: The site has been occupied by auto-related facilities (auto garages/repair, filling stations, car washes) since at least 1924.

Spill #9109883 was reported on December 16, 1991. Impacted soil was excavated and the incident was closed on February 27, 2003. In 1995, spill #9501801 was reported to the NYSDEC due to the discovery of gasoline in the subsurface. Subsequent investigations revealed persistent VOC contamination in the soil, groundwater, and soil vapor. Remedial activities have been conducted since 1995 including UST removal, soil removal, and fluid recovery, but the spill incident remains open.

Site Geology and Hydrogeology: The site and surrounding area north of Eastern Parkway slope to the north and is at an elevation of approximately 135 feet above mean sea level. Soil beneath the site consists of fill material underlain by glacial till. The fill material extends to approximately 20 feet below ground surface (bgs) and generally consists of dark brown/brown and gray fine-to-medium sand with varying amounts of glass, wood, brick, silt, clay, gravel and cobbles. The till generally consists of interbedded layers of sand, sandy silt, silt and intermittent lenses of clay to at least 45 feet bgs. The site is underlain by bedrock of the Middle Ordovician to Lower Cambrian Hartland Formation, which consists of fine-grained quartz-feldspar granulite.

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 - Bedford Library
Attn: Alicia Pritchard
496 Franklin Avenue
Brooklyn, NY 11238
Tel: 718-623-0012

Brooklyn Community Board 8
Attn: Michelle George
1291 St. Marks Avenue
Brooklyn, NY 11213
Tel: 718-467-5574

Who to Contact

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

Project Related Questions

Daniel Evans
New York State Department of
Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
Tel: 518-402-9622
Email: daniel.evans@dec.ny.gov

Site-Related Health Questions

Anthony (Tony) Perretta
New York State Department of Health
Corning Tower Empire State Plaza
Albany, NY 12237
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.

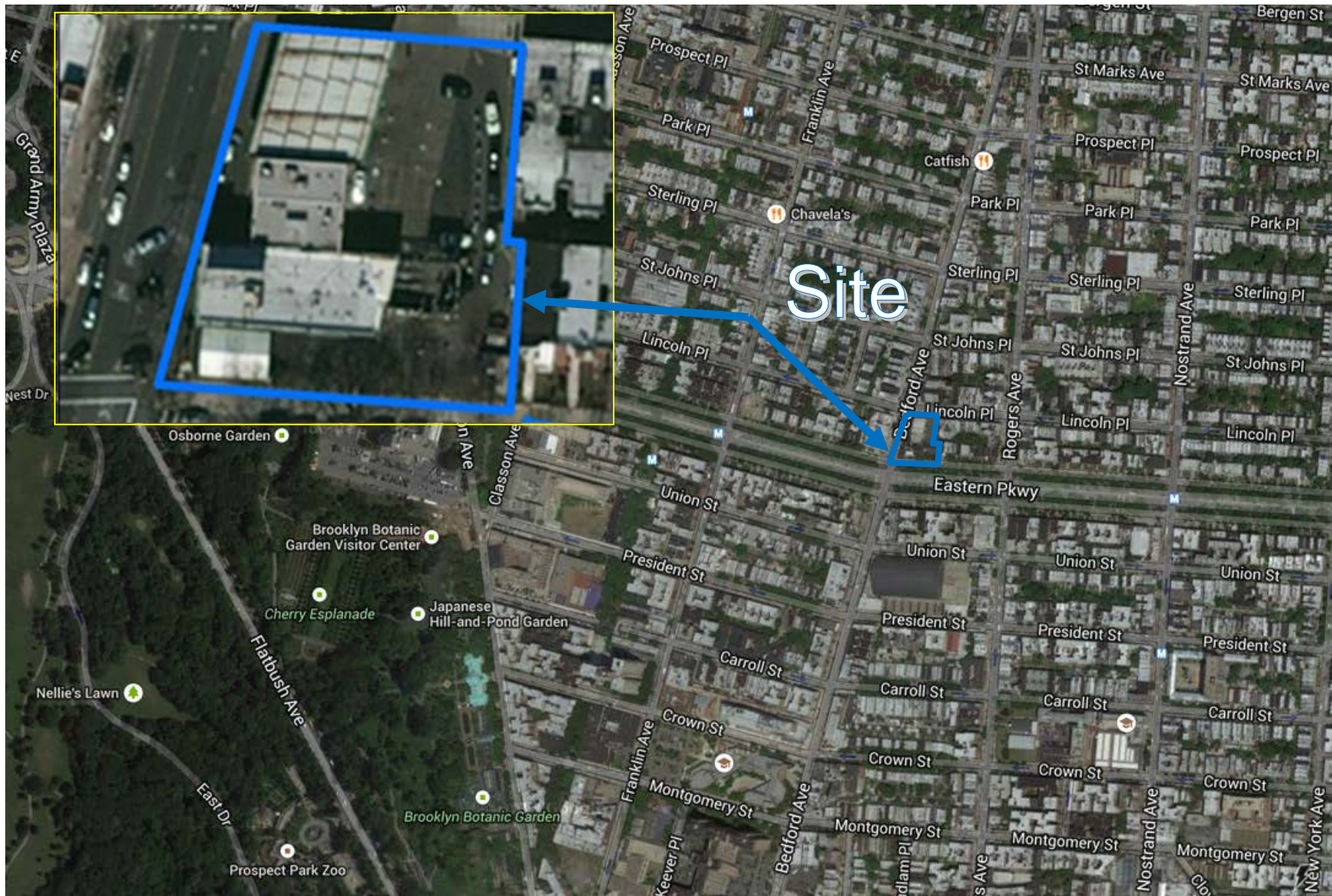


Figure 1. Site location map.