



FACT SHEET Brownfield Cleanup Program

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

Site Name: Former Sunbelt Equipment
DEC Site #: C224207
Address: 25 Kent Avenue
Brooklyn, NY 11249

Have questions? See "Who to Contact" Below

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Sunbelt Equipment site ("site") located at 25 Kent Avenue, Brooklyn, NY under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

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=C224207

The cleanup activities were performed by 19 Kent Development LLC, 19 Kent Acquisition LLC, and 19 Kent Partners LLC with oversight provided by 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 below under "Where to Find Information."

Completion of Project

The remedy included:

- 1. Approximately 21,800 cubic yards (or 29,050 tons) of on-site soils were disposed off-site during construction activities, which included 164 cubic yards (or 218 tons) with concentrations of lead that exceeded the threshold for classification as hazardous waste.
2. A total of 8 underground storage tanks (USTs) were excavated, cleaned, and sent off-site for proper disposal.
3. Approximately 98% of the site met the Track 1 unrestricted use soil cleanup objectives (UUSCOs). The remaining 2% consisted of two equally-sized areas, meeting the Track 2 restricted residential SCOs and commercial SCOs, respectively.
4. For the portion of the site not achieving the Track 1 cleanup requirements, an environmental easement has been executed and recorded with New York City, to restrict land use and

prevent future exposure to any contamination remaining at the site.

5. A Site Management Plan has been developed for these Track 2 areas, which includes details for managing subsurface soils, and submitting of periodic review reports.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been 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 or will be put in place on the site:

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

No engineering controls have been or will be put in place on the site.

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant:

- 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.

Background

Location: The Former Sunbelt Equipment site is located in an urban area in Williamsburg, Brooklyn. The site is bounded by Wythe Avenue to the east, N 13th Street to the north, Kent Avenue to the west, and N 12th Street to the south.

Site Features: The site comprises the full block. The property formerly included two groups of interconnected structures which have been razed. The perimeter of the site is enclosed with 10-ft. tall chain-link, corrugated metal and/or plywood fencing. Concrete block walls, 2-3 feet tall, border

portions of the north, east and west property boundaries and are topped by the aforementioned fencing.

Current Zoning/Use: The site is currently zoned M1-2 which are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts include light industrial uses although offices, hotels and most retail uses are also permitted. The property is currently vacant. Surrounding land uses are primarily industrial including a former Manufactured Gas Plant (MGP) site and an abandoned Major Oil Storage Facility (MOSF); however, both of these sites are slated for redevelopment as parks.

Past Use(s) of the Site: Beginning in roughly 1867, the site was part of a large, multi-block petroleum refinery known as the Pratt works. Sanborn fire insurance maps dated 1887 and 1916 show numerous storage tanks related to the Pratt Works, and to paint manufacturing facilities. Subsequent land uses include manufacturing, lumber storage, and a scrap metal yard. Most recently, the property was used for storage and maintenance of heavy construction equipment.

Multiple spills have been reported related to petroleum free product observed at the water table near the intersection of Kent Ave and N. 13th St. and in association with UST removals. A total of 11 USTs were removed or closed in place and the excavation and removal of petroleum-contaminated soil was conducted near the northwest corner and at the center of the site. An approximate total of 85 tons of contaminated soil has been excavated and disposed of off-site.

Site Geology and Hydrogeology:

Soil at the site is described as historic fill material to a depth of approximately 8 to 12 feet below the surface underlain by native brown fine sand with silt and some clay. Soil borings on the site have not encountered bedrock and it is presumed to be in excess of 70 feet below ground surface. Groundwater at the site is present under water table conditions at a depth of approximately 5 to 12 feet below grade. Local flow on site appears to be to the southeast; however, it is highly likely that overall flow is westward towards the East River.

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 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 DEC 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>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Brooklyn Community Board No. 1
435 Graham Avenue
Brooklyn, NY 11211
Tel: (718) 389-0009
Email: bk01@cb.nyc.gov

Who to Contact

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

Project Related Questions

Scott Deyette
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
Tel: 518-402-9794
Email: scott.deyette@dec.ny.gov

Site-Related Health Questions

Arunesh Ghosh
New York State Department of Health
Empire State Plaza Corning Tower Rm 1787
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

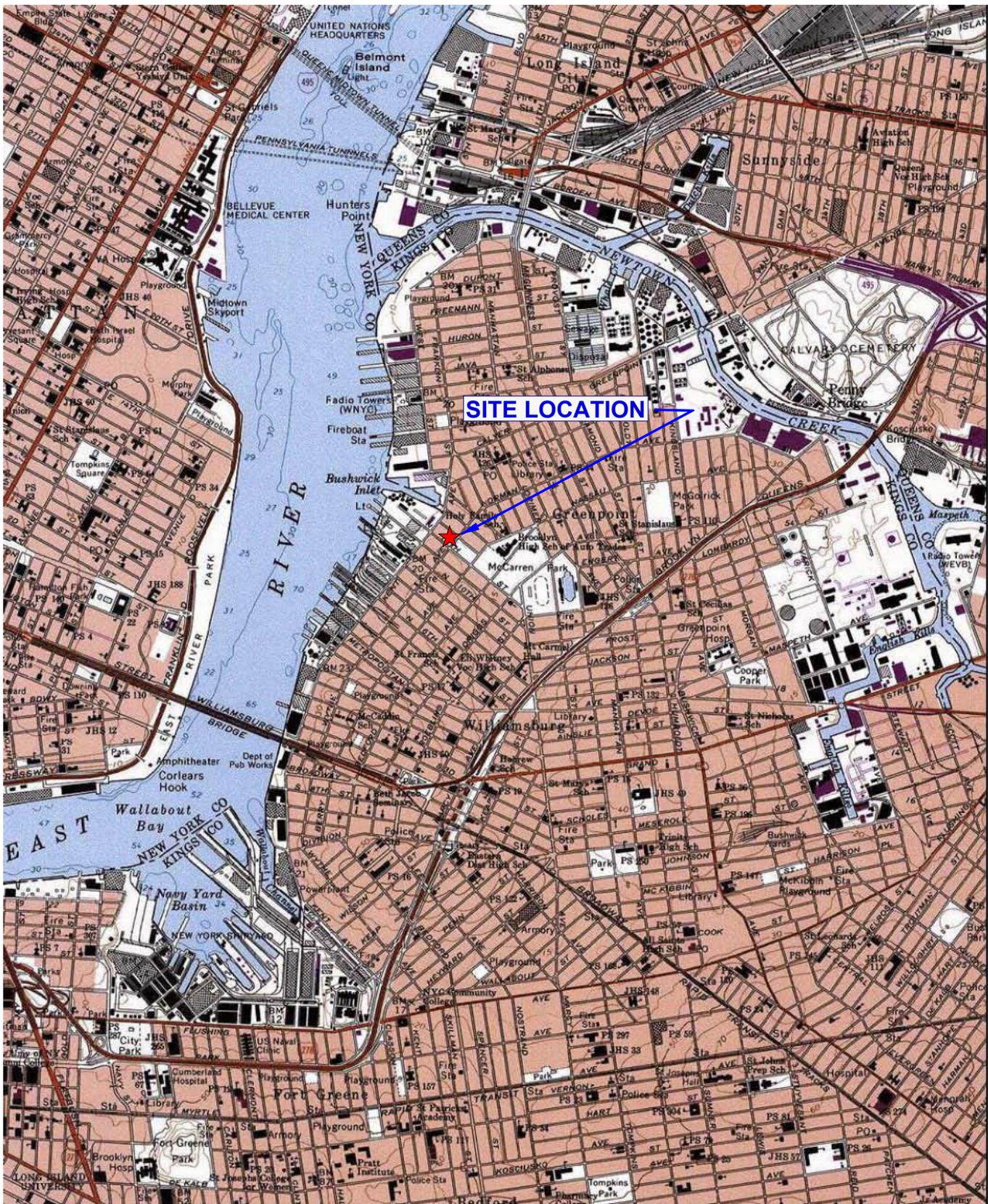
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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.



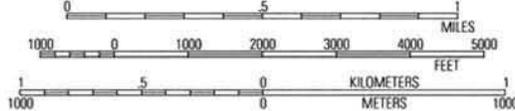
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40°44.000' N
40°43.000' N
40°42.000' N

73°59.000' W

73°58.000' W

73°57.000' W

WGS84 73°56.000' W



MN ↑ TN
13°

06/04/11



AMC Engineering
1836 42nd Street
Astoria, NY 11105

Figure No.
1

Site Name: **FORMER SUNBELT EQUIPMENT SITE**
Site Address: **25 KENT AVENUE, BROOKLYN, NY**
Drawing Title: **SITE LOCATION MAP**

NORTH 13th STREET

SIDEWALK

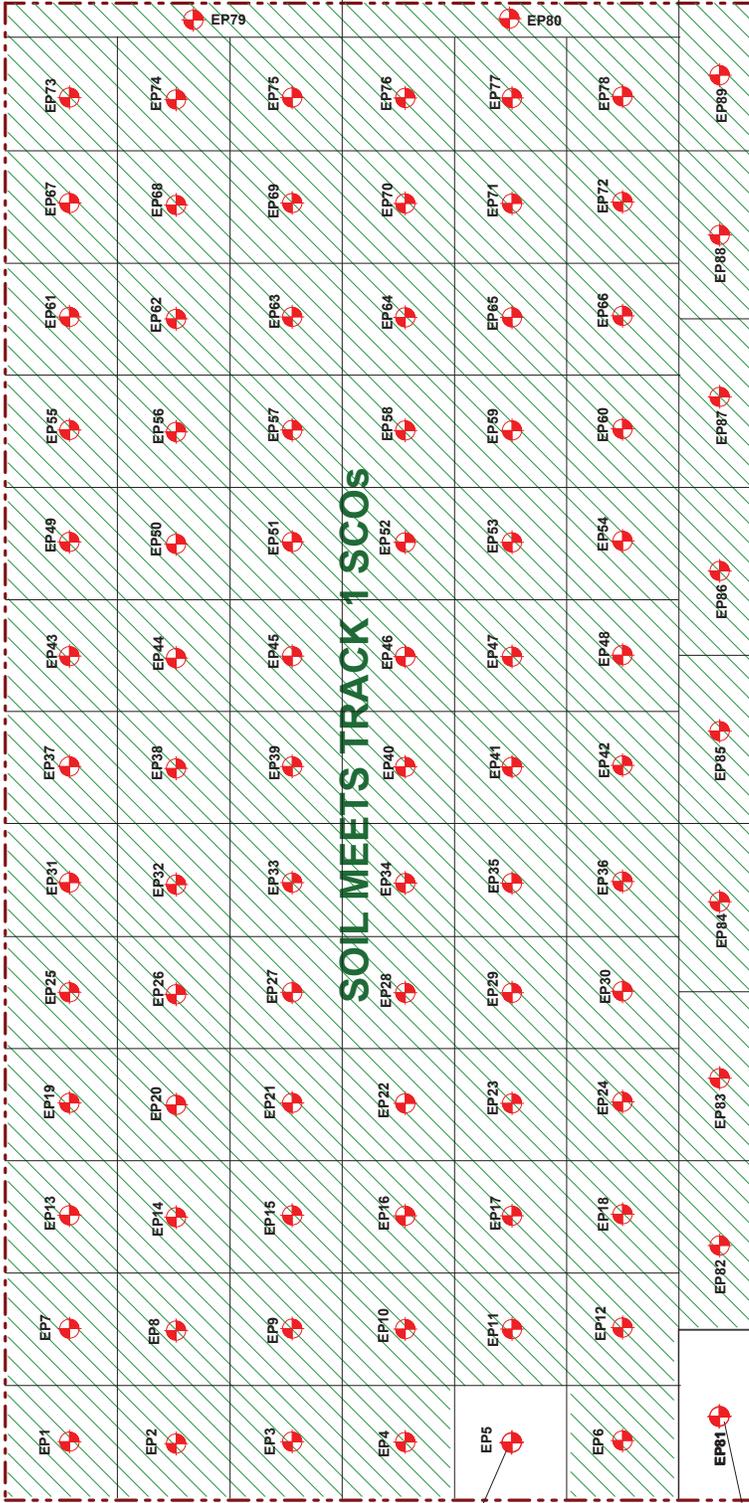
SIDEWALK

WYTHE AVENUE

KENT AVENUE

NORTH 12th STREET

SOIL MEETS TRACK 1 SCOs



Soil meets SCOs for Commercial Use

Soil meets SCOs for Restricted Residential Use

SCALE



KEY:

- Site Boundary
 - Endpoint Sample Location
 - Exceeds Track 1 SCOs
- *Exceedences measured in ug/kg



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Figure No.
6

Site Name: **FORMER SUNBELT EQUIPMENT - C224207**

Site Address: **25 KENT AVENUE, BROOKLYN, NY**

Drawing Title: **SITE WIDE ENDPOINT SAMPLING DIAGRAM AND POSTED EXCEEDANCES**