

(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](http://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 F&S Central Manufacturing Corp. Site
DEC Site #: C224230
Address: 103 North 13th Street
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 Former F&S Central Manufacturing Corp. Site ("site") located at 103 North 13th Street, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). 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 North 13 Holdings 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 the Underground Storage Tank (UST) all associated piping, as well as approximately 7,400 cubic yards of on-site soils which exceed Unrestricted Use Soil Cleanup Objectives (UUSCOs). Clean fill meeting the requirements of 6NYCRR Part 375-6.7(d) will be brought in to establish the designed grades at the site; and
- A soil vapor intrusion evaluation will be completed to address exposures related to soil vapor intrusion, if identified.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a COC.

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 FER 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 COC.

## **Background**

Location:

The Former F&S Central Manufacturing site is located at 103 North 13th Street, identified as Block 2279, Lot 34 in the Greenpoint section of Brooklyn.

Site Features:

The site is comprised of a single tax parcel totaling 12,500 square feet (0.29 acres), and is currently vacant. The exterior walls and concrete slab of a former one-story manufacturing building remain, with the slab approximately 3 feet above sidewalk grade. A UST is located in the southwest corner of the property.

Current Zoning and Land Use:

The site is zoned as a M1-2 district which allows both commercial and light industrial use. The surrounding parcels are used for a combination of commercial and light industrial. Prior to acceptance into the BCP, the site was used for commercial warehouse space. The nearest residential area is approximately 1000 feet to the south.

Past Use of the Site:

The site was undeveloped prior to 1905. From 1916 to 1930, the site was developed with three small one-story sheds/storage rooms and a portion of a single-story commercial building. The former one-story warehouse/manufacturing building was constructed in 1930. The building was used as an iron pipe warehouse (1940s – 1950s), a paper storage warehouse (1960s), metal pipe hanger manufacturing facility (1970s), contractor's storage facility (1990s) and a food storage warehouse (2000s).

Site Geography and Hydrogeology:

Bedrock in this area of Brooklyn is an igneous intrusive classified as the Ravenswood grano-diorite of middle Ordovician to middle Cambrian age. Unconsolidated sediments overlie the bedrock and consist of Pleistocene aged sand, gravel and silty clays, deposited by glacial-fluvial activity. Non-native fill materials consisting of dredge spoils, rubble and other materials have historically been used to reinforce and extend shoreline areas and to raise and improve the drainage of low lying areas.

Soil at the site is described as historic fill material to a depth as great as 13 feet below the existing building slab (10 feet below sidewalk grade), followed by a native grey (wet) sandy silt. Bedrock was not encountered at the site. The elevation of the site is approximately 14 feet above

mean sea level and gradually slopes to the northwest.

The depth to groundwater beneath the site is approximately 7 feet below sidewalk grade. The groundwater flows to the north-northwest.

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=C224230>

**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 - Greenpoint Branch  
107 Norman Street  
Brooklyn, NY 11222  
phone: 718-349-8504

Community Board No.1, Brooklyn  
435 Graham Avenue  
Brooklyn, NY 11211  
phone: 718-389-0009

### 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: 518-402-9662  
Email: [scott.deyette@dec.ny.gov](mailto:scott.deyette@dec.ny.gov)

#### Site-Related Health Questions

Wendy Kuehner  
New York State Department of Health  
Empire State Plaza Corning Tower, Room 1787  
Albany, NY, NY 12237  
Tel: 518-402-7860  
Email: [BEEI@health.ny.gov](mailto: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.

