



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 Completed at Brownfield Site

Action has been completed to 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.

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

<http://www.dec.ny.gov/cfm/externalapps/derexternal/haz/details.cfm?pageid=3&progno=C224230>

The cleanup activities were performed by North 13 Holdings LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

Highlights of the Site Cleanup:

Between May 2016 and June 2017 the following elements of the remedy were implemented:

1. Approximately 7,300 cubic yards of on-site soils impacted by volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals, were disposed off-site, including 4,575 cubic yards of soil meeting the threshold for characteristic hazardous waste due to lead levels.
2. Approximately 740,000 gallons of groundwater impacted by metals was treated and discharged during the construction activities.
3. Track 1 unrestricted use cleanup requirements were achieved on the entire site.

Next Steps

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion (COC) which will be announced in a fact sheet that is sent to the site contact list.

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 COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Background

Location:

The Former F&S Central Manufacturing site is located at 103 North 13th Street, identified as Block 2279, Lot 34 in Greenpoint, 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. An underground storage tank (UST) was located in the southwest corner of the property prior to the cleanup.

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 1,000 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:

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.

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

Brooklyn Community Board No. 1
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: 518-402-9794
Email: 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

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.



