



# FACT SHEET

# Brownfield Cleanup Program

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**Site Name:** 85 Jay Street (Brooklyn), LLC  
**DEC Site #:** C224248  
**Address:** 85 Jay Street, Brooklyn, NY 11201

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 85 Jay Street (Brooklyn), LLC ("site") 85 Jay Street 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." This site is in the New York State Brownfield Cleanup Program (BCP).

The cleanup activities will be performed and funded by 85 Jay Street (Brooklyn), 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.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

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=C224248>

### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **October 18, 2017** through **December 2, 2017**. The draft Remedial Action Work Plan (RAWP) 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.

The cleanup plan is described in detail in the RAWP. The proposed Track 1 Unrestricted Use (Track 2 Restricted Residential Use, Contingent) remedy consists of:

Track 1 Cleanup- the removal of all contaminated soil exceeding Unrestricted Use Soil Cleanup Objectives (UUSCOs). This remedy was selected because it removes all of the soil contamination at the site and is protective of human health and the environment. The selected remedy is consistent

with the contemplated use of the site as mixed residential condominiums/apartments with ground floor commercial space. A summary of the remedy is below:

- It is estimated that 72,000 cubic-yards of the soil is contaminated and will be removed to accomplish the Track 1 remedy. Contamination consists of various metals, primarily lead, along with numerous Semi-Volatile Organic Compounds (SVOC). Some of the soil may be treated to stabilize the lead prior to off-site disposal. An additional 96,000 cubic-yards will be removed to accommodate the proposed redevelopment project.
- Confirmatory sampling will be conducted to document complete removal of contamination.
- If all contamination is successfully removed (Track 1 cleanup), there will be no need for site management, institutional or engineering controls.
- If all contamination cannot be removed (Track 2 cleanup), then residual contamination will be managed with institutional controls in the form of a site management plan and environmental easement, and appropriate engineering controls such as a soil cover system.
- A soil vapor intrusion evaluation will be conducted to determine if potential human exposure to soil vapor exists at the site.

The proposed remedy was developed by the applicant after conducting a detailed investigation of the site under the BCP program. There are no off-site environmental issues associated with this site.

#### *Summary of the Investigation*

Soil, groundwater and soil vapor samples were collected as part of the remedial investigation. The contaminants of concern at the site include metals (primarily lead) and SVOCs from historic operations at the site. The contamination is ubiquitous across the site and largely resides in the upper 15-feet of soil where historic urban fill is present. Lead was detected at a maximum concentration of 27,100 parts per million (ppm), while its UUSCO is 63 ppm and its restricted residential use SCO (RRSCO) is 400 ppm. Eleven SVOCs were detected at levels above their respective RRSCOs.

Groundwater sampling documented the presence of the metals sodium, iron, magnesium and manganese. These metals are consistent with regional background conditions and are not considered to be related to site operations. The volatile organic compound (VOC) chloroform was detected at slightly above its water quality standard. The VOCs trichloroethene (TCE) and tetrachlorethene (PCE) were also detected, but below their respective water quality standards.

Soil vapor sampling indicated the presence of petroleum-related VOCs, as well as the chlorinated solvent-related VOCs- TCE and PCE.

#### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft RAWP 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 85 Jay Street (Brooklyn) LLC site is located in an urban area in the Dumbo neighborhood of Brooklyn. Although the neighborhood was formerly characterized by manufacturing and warehouses, the area is transitioning into a residential and commercial district. The approximately 135,000-square foot site occupies an entire city block and is currently being used as a private parking lot, fully enclosed in metal fencing. The site is bounded to the north by Front Street, to the east by Bridge Street, to the south by York Street, and to the west by Jay Street.

**Site Features:** The site currently consists of a private parking lot enclosed in fencing. No buildings are present. Surface topography slopes downward toward the northwest, resulting in an approximately 20-foot grade change across the site.

**Current Zoning and Land Use:** The current zoning designation for the site is M1-2/R6 (light manufacturing and residential) and the site is in the Special Mixed Use District MX-2. The Special Mixed Use District was established to encourage investment in existing neighborhoods with mixed residential and industrial uses. The proposed use is consistent with the existing zoning for the site.

**Past Use of the Site:** Historic records indicate that the site was developed with industrial and manufacturing uses by at least 1887. The Bradley White Lead Company and/or Lenox Smelting occupied the site between 1887 and 1989. Additionally, an electrical substation occupied the western portion of the site from circa 1904 to 1950. A brewery, a paper goods company, and an electrical repair company also historically occupied the site. The buildings were subsequently demolished by at least 1996 and the site has since been used as a private parking lot and for construction materials storage.

**Site Geology and Hydrogeology:** Due to the sloping elevation across the site, groundwater was encountered during the investigation at depths ranging from approximately 24 to 40 feet below grade (bgs) on the western and eastern portions of the site, respectively. Groundwater flow is in a WNW-direction beneath the site and surrounding area, toward the East River. The stratigraphy of the site, from the surface downward, generally consists of fill comprising sand, silt, gravel, cinders, concrete, and brick down to approximately 15 feet bgs, underlain by apparent native sand with varying amounts of gravel and silt up to the maximum boring termination depth of 40 feet bgs. Bedrock was not encountered during the investigation.

**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 locations to help the public stay informed.

Walt Whitman Branch, Brooklyn Public Library  
93 Saint Edwards Street  
Brooklyn, New York 11205  
Attn: Janet Conton  
Tel: 718-935-0244

Brooklyn Community Board District 2  
350 Jay Street, 8th Floor  
Brooklyn, New York 11201  
Attn: Shirley McRae  
Tel: 718-596-5410

### Who to Contact

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

#### Project-Related Questions

Bob Corcoran, P.E.  
New York State Department of  
Environmental Conservation  
625 Broadway  
Albany, NY 12233  
Tel: 518-402-9658  
  
Email: [Bob.corcoran@dec.ny.gov](mailto:Bob.corcoran@dec.ny.gov)

#### Site-Related Health Questions

Tony Perretta  
New York State Department of Health  
Bureau of Environmental Exposure  
Investigation  
New York State Department of Health  
ESP Corning Tower, Rm 1787  
Albany, NY 12237  
Tel: 518-4027860  
[bee@health.ny.gov](mailto:bee@health.ny.gov)  
{ Call for an appointment }

**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.**

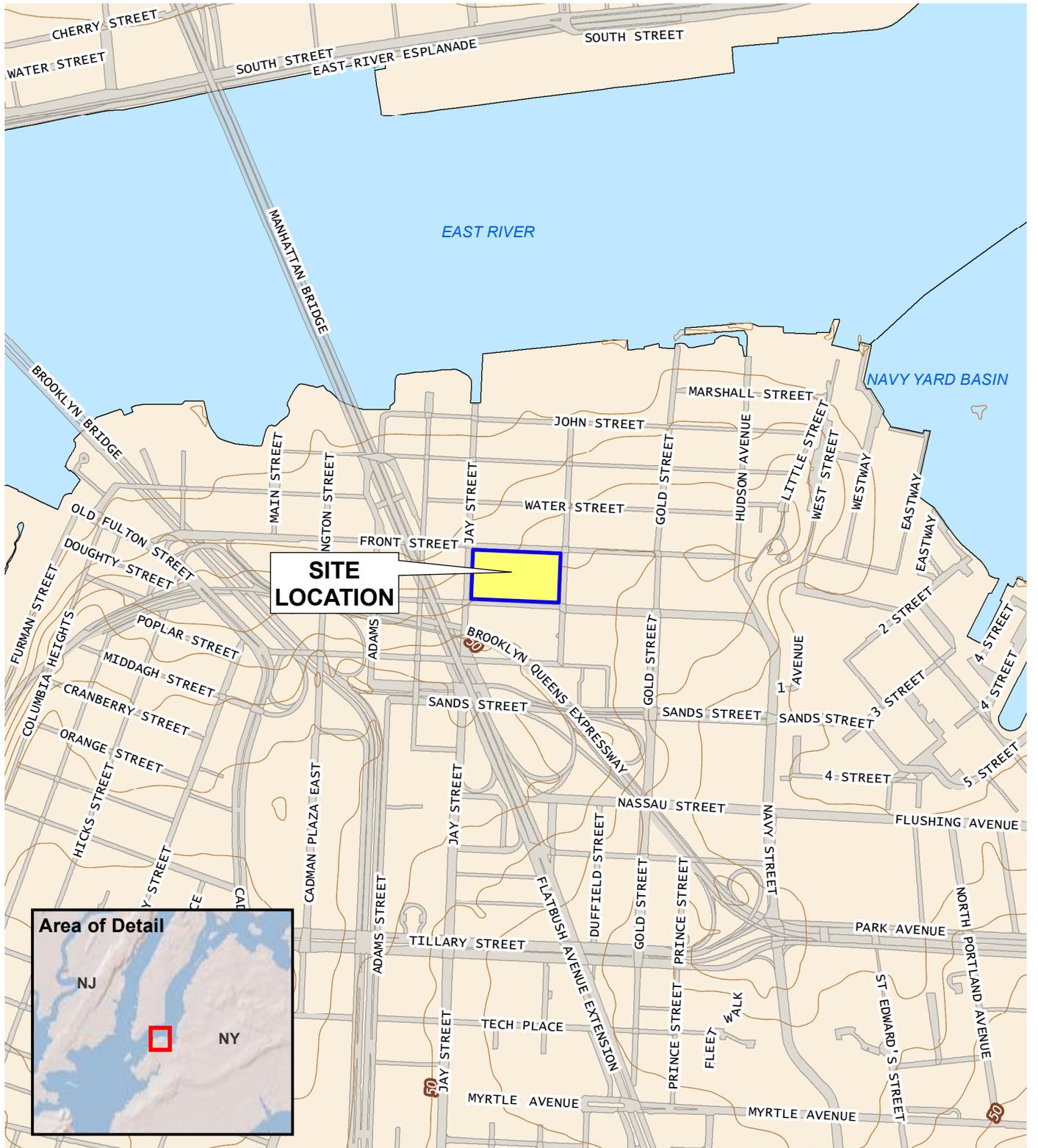
### Receive Site Fact Sheets by Email

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.



Map Source: USGS Topo base map service from The National Map



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440 Park Avenue South, New York, NY 10016

**85 Jay Street**  
Brooklyn, New York

**SITE LOCATION**

DATE  
**6/27/2017**

PROJECT NO.  
**12519**

FIGURE  
**1**