



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Bedford Union Armory
1555 Bedford Avenue
Brooklyn, NY 11225

SITE No. C224252

NYSDEC REGION 2

October 2018

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

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

**Brooklyn Public Library –
Bedford Branch**
496 Franklin Avenue
Brooklyn, NY 11238
Call for hours: (718) 623-0012

Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, NY 11225
Call for hours: (718) 778-9279

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

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

Project-Related Questions
Manfred Magloire, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions
Sara Bogardus
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beej@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

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 the Bedford Union Armory site ("site") located at 1555 Bedford Avenue, 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 to the left under "Where to Find Information."

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 to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **October 18** through **December 1, 2018**. The proposed plan is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed dual unrestricted use/restricted use remedy consists of:

- Abatement of hazardous materials including asbestos-containing materials, lead-based paint, and polychlorinated biphenyls-containing materials prior to demolition of existing structures;
- Demolition of the southern portion of the head house and eastern parking facility;
- Excavation and off-site disposal of soil/fill exceeding unrestricted use soil cleanup objectives (SCOs) in the location of Buildings 2 and 3, where a Track 1/unrestricted use remedy is proposed;
- Excavation and removal of lead hot spot in firing range area;
- Maintenance of a site cover system in Building 1, where a Track 4/restricted use remedy is proposed;
- Collection and analysis of documentation soil samples where a Track 1 remedy is proposed to document achievement of SCOs;
- Import of clean material that meets the established SCOs for use as backfill;
- Completion of a soil vapor intrusion evaluation;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement, including institutional controls (ICs), to prevent future exposure to any residual contamination remaining where a Track 4 remedy is proposed; and
- Development of a Site Management Plan for long term management of remaining contamination where a Track 4 remedy is proposed, as required by the Environmental Easement, including plans for: (1) ICs and engineering controls (ECs), (2) monitoring, (3) operation and maintenance and (4) reporting.

The proposed remedy was developed by Bedford Courts LLC (“volunteer”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted prior to the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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.

Site Description: The site is 2.80-acres and is bordered by Union Street to the north, multistory residential and mixed-use buildings followed by Rogers Avenue to the east, President Street to the south, and Bedford Avenue to the west. It is currently developed with a vacant three-story building, which contains a single story open drill hall; the head house, which previously contained sleeping quarters, showers, artillery ranges, stables, and kitchen and laundry areas; and the parking facility, which previously contained a vehicle maintenance shop and a battery charging room. The site, undeveloped before 1903, was used as an armory from about 1904 until sometime before 2013, when control of the property was relinquished to the city. The property was also occasionally used for film productions between 1991 and 2012.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s

Environmental Site Remediation Database (by entering the Site ID, C224252) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), pesticides, and metals which are present throughout the site in soil, and carbon tetrachloride, which is present in the former vehicle maintenance shop. The highest known concentrations of metals are located in an area of the site that historically operated as a firearm practice range.

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 may 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>

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:

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.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

