



Department of
Environmental
Conservation

Where to Find Information:

Project documents are available at these 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, Environmental Engineer
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
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
bee@health.state.ny.us

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

FACT SHEET

Brownfield Cleanup Program

Bedford Union Armory
1555 Bedford Avenue
Brooklyn, NY 11225

SITE No. C224252

NYSDEC REGION 2

January 2019

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Bedford Union Armory ("site") located at 1555 Bedford Avenue, Brooklyn, New York. Please see the map for the site location. The cleanup activities will be performed by Bedford Courts LLC ("volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan. The approved RAWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information." Remedial activities are expected to begin in January 2019 and last about 16 months.

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 key components of the remedy are:

- Abatement of hazardous materials including asbestos-containing materials, lead-based paint, and polychlorinated biphenyls (PCB)-containing materials prior to demolition of existing structures;
- Demolition of the southern portion of the building 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 an area of lead contamination in the 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 soil samples 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 site-specific Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Recording of an Environmental Easement, as an institutional control (IC), 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.

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the applicant(s) 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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. 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.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. 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 Certificate of Completion.

Site Description: The site is 2.80-acres and is bordered by Union Street to the north, multi-story residential and mixed-use buildings followed by Rogers Avenue to the east, President Street to the south, and Bedford Avenue to the west. The site 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/x/EXTAPPS/DEREXTERNAL/INDEX.CFM?PAGEID=3>

Brownfield Cleanup Program Overview: 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>

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 at:

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 have already signed up and received this fact sheet electronically.

BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

