



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224252/>  
and at these location(s):

### Brooklyn Public Library – Bedford Library Branch

496 Franklin Avenue  
Brooklyn, NY 11238  
(718) 623-0012

### Brooklyn Community Board 9

890 Nostrand Avenue  
Brooklyn, NY 11225  
(718) 778-9279

## Who to Contact

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

### Project-Related Questions

Manfred Magliore, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718)-482-4078  
[manfred.magloire@dec.ny.gov](mailto:manfred.magloire@dec.ny.gov)

### Project-Related Health Questions

Sara Bogardus  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
(518) 473-9800  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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

# FACT SHEET

## Brownfield Cleanup Program

## Bedford Union Armory

1555 Bedford Avenue  
Brooklyn, NY 11225

October 2020

SITE No. C224252

NYSDEC REGION 2

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Bedford Union Armory site ("site") located at 1555 Bedford Avenue, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Bedford Courts, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has 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.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224252/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 52,200 cubic yards of soil/fill exceeding the Unrestricted Use soil cleanup objectives (UUSCOs) from the Building 2 and 3 footprints, and approximately 98 cubic yards of hazardous lead-impacted soil/fill material from the Building 1 footprint. Clean fill was brought in to replace the excavated material and to establish the design grades within the Building 2 footprint.
- A site cover system comprised of a 6-inch reinforced concrete slab or 12-inch concrete swimming pool base will be maintained in Building 1.
- Development of a Site Management Plan (SMP) for Building 1 for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining in Building 1 and to ensure implementation of the SMP.

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of

# BROWNFIELD CLEANUP PROGRAM

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.

**Site Description:** The site is located at 1555 Bedford Avenue in the Crown Heights neighborhood of Brooklyn, NY and is identified as Block 1274, Lots 1, 2 and 101 on the Borough of Brooklyn Tax Map. The site is approximately 2.8 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. The site historically operated as an armory containing 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 property was also occasionally used for film productions between 1991 and 2012.

Redevelopment of the site includes preservation and renovation of the drill hall and the western portion of the head house, for use as a recreational center and community center/office space (Building 1), development of an 8-story mixed-use (commercial and residential) building along the south side of the site (Building 2) and development of a 15-story mixed use residential rental building along the south side of the site (Building 3).

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:

<https://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3>

**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 NYSDEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit:

<https://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.*

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location

