



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224308/>
and at these locations:

Brooklyn Public Library

Macon Branch
361 Lewis Avenue
Brooklyn, New York 11233
Tel.: (718) 573-5606
Email: lisaac@bklynlibrary.org

Brooklyn Community Board 3

1360 Fulton Street
Brooklyn, New York 11216
Tel.: (718) 622-6601
Email: bk03@cb.nyc.gov

(*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online DECinfo Locator, please contact the NYSDEC project manager listed below for assistance.)

Who to Contact

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

Project-Related Questions

Sadique Ahmed, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
Tel.: (518) 402-9767
Email: sadique.ahmed@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower, Rm 1787
Albany, NY 12237
Tel.: (518) 402-7817
Email: bee@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

811-817 Lexington Avenue
Brooklyn, NY 11221

SITE No. C224308

NYSDEC REGION 2

February 2021

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 811-817 Lexington Avenue site ("site") located at 811-817 Lexington Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 811 Lexington L.P. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan. Remedial activities are expected to begin in April 2021 and last about 12 months.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224308/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

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:

- Excavation and proper disposal off-site of approximately 4,300 cubic yards of contaminated soil;
- Pre-Design Investigation (PDI) after the on-site building on lot-51 is demolished. Additional soil, groundwater and soil vapor data will be collected and evaluated to delineate the nature and extent of underlying contamination;
- Installation of a soil vapor extraction system and performing in-situ chemical oxidation, if necessary, will address soil and groundwater contamination;
- Installation of a Sub-Slab Depressurization System (SSDS) under the slab of the new building to mitigate the potential migration of vapors into the building from soil and/or groundwater;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy; and
- Restoration of the site cover (i.e., building slab, asphalt or concrete) where it is compromised, and placement of a 2-foot clean soil cover.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

BROWNFIELD CLEANUP PROGRAM

Next Steps: After the applicant 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 FER. NYSDEC will then issue a Certificate of Completion (CoC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a CoC. In addition, the applicant 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 FER. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the CoC.

Site Description:

The site is located at 811-817 Lexington Avenue in the Bedford-Stuyvesant neighborhood of Brooklyn. It is identified as Block 1622, Lot 51 and Lot 56 (contiguous parcels). The site has an area of approximately 0.35 acres. Lot 51 is entirely covered by a one- and two-story former commercial building (unoccupied since circa 1997). Lot 56 contains an asphalt-paved parking lot and was previously improved with a 3-story commercial/industrial building constructed between 1908 and 1924. This building was razed in 1970. Future development plans include construction of a 4-story affordable housing structure, which will consist of 64 residential apartments, common rooms and a parking lot.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224308) at:

<https://www.dec.ny.gov/cfm/externalapps/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 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

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 Map

