



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C224399/>

Brooklyn Public Library Marcy Branch

617 DeKalb Avenue
Brooklyn, NY, 11216
(718) 935-0032

Brooklyn Community Board 3

Restoration Plaza
1360 Fulton Street 2nd Floor
Brooklyn, NY, 11216
(718) 622-6601
bk03@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Abdulla Elbuytari, Project Manager
Division Environmental Remediation
NYSDEC
625 Broadway
Albany, NY, 12233
(518) 402-9612
abdulla.elbuytari@dec.ny.gov

Project-Related Health Questions

Josephine McCarthy
Bureau of Environmental Exposure
Investigation, NYSDOH
Corning Tower, Room 1787
Albany, NY, 12237
(518) 402-1398
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup
Program

817-819 Bedford Avenue Development
Site
817-819 Bedford Ave
Bedford-Stuyvesant, Brooklyn, NY 11205

April 2025

SITE No. C224399
NYSDEC REGION 2

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 817-819 Bedford Development site ("site") located at 817-819 Bedford Avenue, Bedford-Stuyvesant, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the lack of a potential for off-site migration of contaminants in the groundwater; and the lack of a potential for human exposure to site-related contaminants via soil vapors. To address this site, NYSDEC has developed the proposed cleanup plan summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 9th through May 26th, 2025.**

- Access the RAWP and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C224399/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area.

Draft Remedial Action Work Plan: The proposed Restricted Use cleanup plan consists of:

- Development and implementation of a community health and safety plan and community air monitoring plan for the protection of on-site workers, the community, residents, and the environment during remediation and construction activities;
- Excavation and off-site disposal of contaminated soil from about 14 ft below surface grade in the northern region of the site and 12 ft below surface grade in the southern region of the site;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the cleanup;

BROWNFIELD CLEANUP PROGRAM

- Completion of a soil vapor intrusion evaluation in accordance with the NYSDOH guidelines prior to building occupancy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Establish a Site Management Plan(SMP) for institutional controls and engineering controls that also includes a monitoring plan and an operations and maintenance plan

The proposed cleanup plan was developed by Haley & Aldrich for 819 Mazel Mit Brucha LLC and Mazel Mit Brucha 104 LLC ("applicants") 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 concurrently with the RAWP 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 cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicants 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 0.115-acres and is bordered on the west by Bedford Avenue, on the south by 821 Bedford Avenue, on the north by 815 Bedford Avenue and on the east by residential buildings on Spencer Street. It is currently developed with two vacant structures that were partially demolished in September 2024. 817 Bedford Avenue was previously Putnam Auto Repairs and 819 had a first-floor art studio and storage space with a residential second floor.

Proposed Redevelopment: The planned redevelopment of the site will include retail and commercial spaces on the lower floors and residential spaces on the upper floors

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224399) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/in dex.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds (CVOCs) including tetrachloroethene (PCE) and trichloroethene (TCE) and metals including lead and mercury. CVOCs were detected in the groundwater at the site while the metals were present in both the soil and groundwater.

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

BROWNFIELD CLEANUP PROGRAM

Site Location





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