

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Where to Find Information:

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

Brooklyn Public Library

Greenpoint Branch

107 Norman Avenue

Brooklyn, NY 11222

Call for hours: (718) 349-8504

NYSDEC, Region 2 Office

47-40 21st Street

Long Island City, NY 11101

Call in advance: (718) 482-4900

Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:

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

Project Related Questions:

Ioana Munteanu-Ramnic

Project Manager

NYSDEC, Region 2 Office

47-40 21st Street

Long Island City, NY 11101

(718) 482-4065

ixmuntea@gw.dec.state.ny.us

Public Health questions:

Albert DeMarco

NYSDOH

Empire State Plaza

Corning Tower Room 1787

Albany, NY 12237

(518) 402-7860

beei@health.state.ny.us

**For additional information on the New York's
Brownfield Cleanup Program, visit:**

www.dec.ny.gov/chemical/8450.html

FACT SHEET #2

Brownfield Cleanup Program

149 Kent Avenue Site

149 Kent Avenue

Brooklyn, NY 11211

SITE No. C224159

NYSDEC REGION 2

October 2013

**Remedy Proposed for Brownfield Site
Contamination; Public Comment Period
Announced**

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 149 Kent Avenue Site (the "Site") located at 149 Kent Avenue, Brooklyn, NY. Please see the map for the Site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health and the environment. This determination means that funding for a Technical Assistance Grant ("TAG") is available to qualifying community groups. Please visit:

<http://www.dec.ny.gov/regulations/2590.html>

or contact the NYSDEC project manager for more information on how to apply for a TAG.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **October 23, 2013** through **December 7, 2013**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan and Proposed Decision Document: The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan", or RAWP. The proposed Track 4 Restricted Residential-use remedy consists of:

- Excavation and appropriate off-site disposal of soils exceeding (1) the protection of groundwater soil cleanup objectives for volatile organic compounds, or (2) the restricted residential soil cleanup objectives for all other contaminants;
- Collection and analysis of confirmation samples to evaluate the performance of the remedy with respect to attainment of applicable SCOs and to document soil quality remaining after remediation is complete;
- Groundwater treatment consisting of: (1) dewatering and treatment to facilitate the excavation and construction; (2) in situ chemical oxidation; and (3) installation of a Permeable Reactive Barrier wall at the Site boundary to address potential off-site migration of groundwater contamination;

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- All new buildings constructed on site will either meet the ventilation requirements of the NYC Mechanical Code for sub-grade parking or other approved engineering control to address the potential for soil vapor intrusion;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial system(s);
- Recording of an Environmental Easement to ensure implementation of the SMP; and
- 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 for the protection of on-Site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

The proposed remedy was developed by Kent & Wythe Owners LLC (the "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 to NYSDEC and is also available for review at the locations identified on Page 1.

Site Description: The 0.92 acre Site is rectangular in shape and consists of a single tax lot: Block 2333, Lot 1. The Site is bordered to the east by Wythe Avenue, to the west by Kent Avenue, to the south by North 5th Street and to the north by a mixture of residential, commercial, and industrial properties. The Site operated as a rail terminal for approximately 100 years. In 1988 a 40,000 square foot warehouse was built on the Site. From 1988 to 2011 the Site operated as a commercial warehouse which stored flooring and carpet. The on-site building is currently vacant.

Additional Site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224159) at:

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

Summary of the Investigation: The primary contaminants of concern at the Site are chlorinated volatile organic compounds (CVOCs) in soil, groundwater, and soil vapor in the vicinity of a former rail loading dock on the northwestern portion of the Site at the property line. In addition, semi-volatile organic compounds (SVOCs), metals and pesticides are also present in the shallow soil/fill below the building floor slab, and appear to be

related to the presence of historic fill material and/or former rail terminal operations.

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 draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. 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.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:

<http://www.dec.ny.gov/chemical/8450.html>

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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

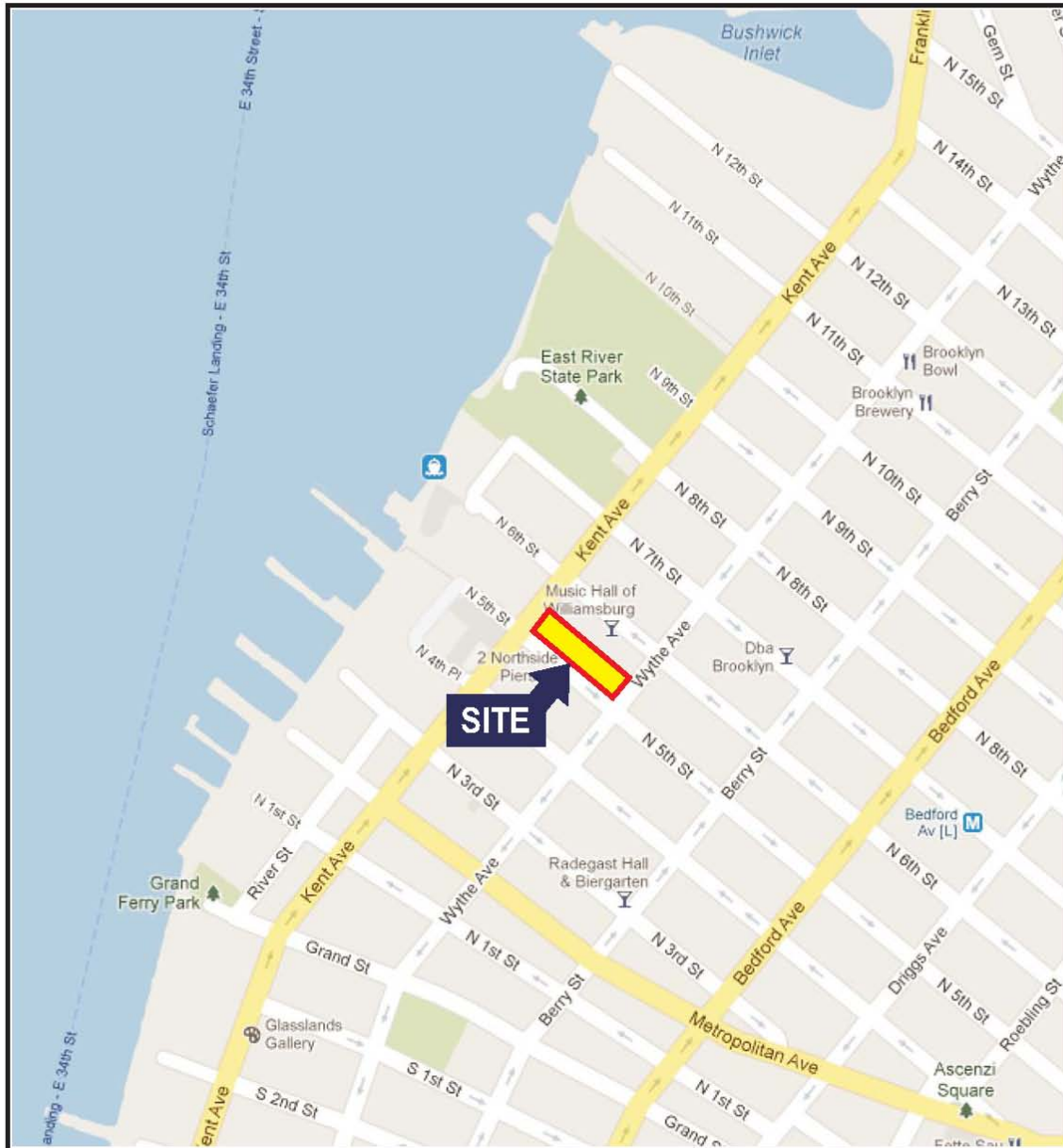
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

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. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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Site Location Map



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<p>QUADRANGLE LOCATION</p>  <p style="text-align: center;">NY</p> <p>SOURCE: GOOGLE MAPS 2012</p>	 <p>N</p>	<p style="text-align: center;">SITE LOCATION MAP</p> <p style="text-align: center;">149 KENT AVENUE BROOKLYN, NEW YORK</p> <p>Prepared for: KENT & WYTHE OWNERS LLC</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">ROUX</td> <td>Compiled by: D.T.B.</td> <td>Date: 22AUG12</td> <td rowspan="3" style="text-align: center; vertical-align: middle;">FIGURE 1</td> </tr> <tr> <td>ROUX ASSOCIATES, INC. <i>Environmental Consulting & Management</i></td> <td>Prepared by: J.A.D.</td> <td>Scale: AS SHOWN</td> </tr> <tr> <td></td> <td>Project Mgr.: D.T.B.</td> <td>Project No.: 2158.0001Y000</td> </tr> </table> <p>File: 2158.0001Y102.01.CDR</p>	ROUX	Compiled by: D.T.B.	Date: 22AUG12	FIGURE 1	ROUX ASSOCIATES, INC. <i>Environmental Consulting & Management</i>	Prepared by: J.A.D.	Scale: AS SHOWN		Project Mgr.: D.T.B.	Project No.: 2158.0001Y000
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