



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Bedford Beverly Redevelopment Site  
2359 and 2360 Bedford Avenue  
Brooklyn, New York, 11226

August 2023

**SITE No. C224384**  
**NYSDEC REGION 2**

### Where to Find Information

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224384/>  
and at these location(s):

**Brooklyn Public Library -  
Flatbush Branch**  
22 Linden Boulevard  
Brooklyn, NY 11226  
(718) 856-0813

**Brooklyn Community Board 14**  
810 East 16<sup>th</sup> Street  
Brooklyn, NY 11230  
[info@cb14brooklyn.com](mailto:info@cb14brooklyn.com)  
(718) 859-6357

### Who to Contact

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

**Project-Related Questions**  
Meghan Medwid, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-8610  
[meghan.medwid@dec.ny.gov](mailto:meghan.medwid@dec.ny.gov)

**Project-Related Health Questions**  
Daniel Tucholski  
NYSDOH  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 486-7016  
[beci@health.ny.gov](mailto:beci@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)

## 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Bedford Beverly Redevelopment Site ("site") located at 2359 and 2360 Bedford Avenue, Brooklyn, New York. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with 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 potential for off-site migration of contaminants in the groundwater; and the lack of potential for human exposure to site-related contaminants via soil vapors. To address this site, NYSDEC has developed the proposed remedy 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 **August 23 through October 7, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224384/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Multi-Track Remedy for Unrestricted Use and Restricted Residential Use consists of:

- Excavation and off-site disposal of approximately 35,600 cubic yards (yd<sup>3</sup>) of contaminated soil to about 6 feet below surface grade (ft bgs) across the majority of the site;
- Excavation and off-site disposal of 100 yd<sup>3</sup> of contaminated soil to between 10 to 15 ft bgs in three hotspot areas located in the southeastern corner, western perimeter, and southwestern corner of the site;
- Excavation and off-site disposal of approximately 1,520 yd<sup>3</sup> of contaminated soil to 2 ft bgs around the rear perimeter of the Sears Landmark Building;
- Removing Underground Storage Tanks if encountered;
- Injections of zero-valent iron to 20 to 30 ft bgs in the southwestern corner of the site;
- Injections of alkaline activated persulfate into groundwater in the central eastern area of the site;
-

# BROWNFIELD CLEANUP PROGRAM

- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential/commercial/industrial use Soil Cleanup Objectives (SCOs);
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Completion of a Soil Vapor Intrusion Evaluation;
- In areas where Unrestricted SCOs are not achieved, implementation of a Site Management Plan would also be required for long term maintenance of the remedial systems; and
- In areas where Unrestricted SCOs are not achieved, recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Bedford Beverly Acquisitions LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A draft “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan 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 remedy. After approval, the proposed remedy becomes the selected remedy. The applicant 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 located in the Little Caribbean neighborhood of Brooklyn. The site occupies Tax Block 5133, Lot 14 and Tax Block 5135, Lot 53. The site is bounded to the north by several mixed-use buildings; to the east by Loft Street followed by multi-family residential buildings; to the south by Beverly Road followed by multi-family residential buildings; and to the west by East 22<sup>nd</sup> Street and commercial

buildings Bedford Avenue separates the lots. The site is 4.31 acres with paved parking lots. There is a vacant building on each lot. Since the late 1800s, the site has been used for a variety of industrial purposes: blacksmith shop, auto service and repair, gasoline and oil tanks, and plastic manufacturing. The building on Lot 14 will be refurbished for commercial use; the building on Lot 53 will be demolished. Additionally, four multi-family residential buildings will be constructed.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224384) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are metals and polycyclic aromatic hydrocarbons (PAHs) in soil, PAHs in groundwater, and petroleum-related and chlorinated volatile organic compounds in soil vapor.

**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 SCOs 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:  
<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](http://www.dec.ny.gov/chemical/61092.html)

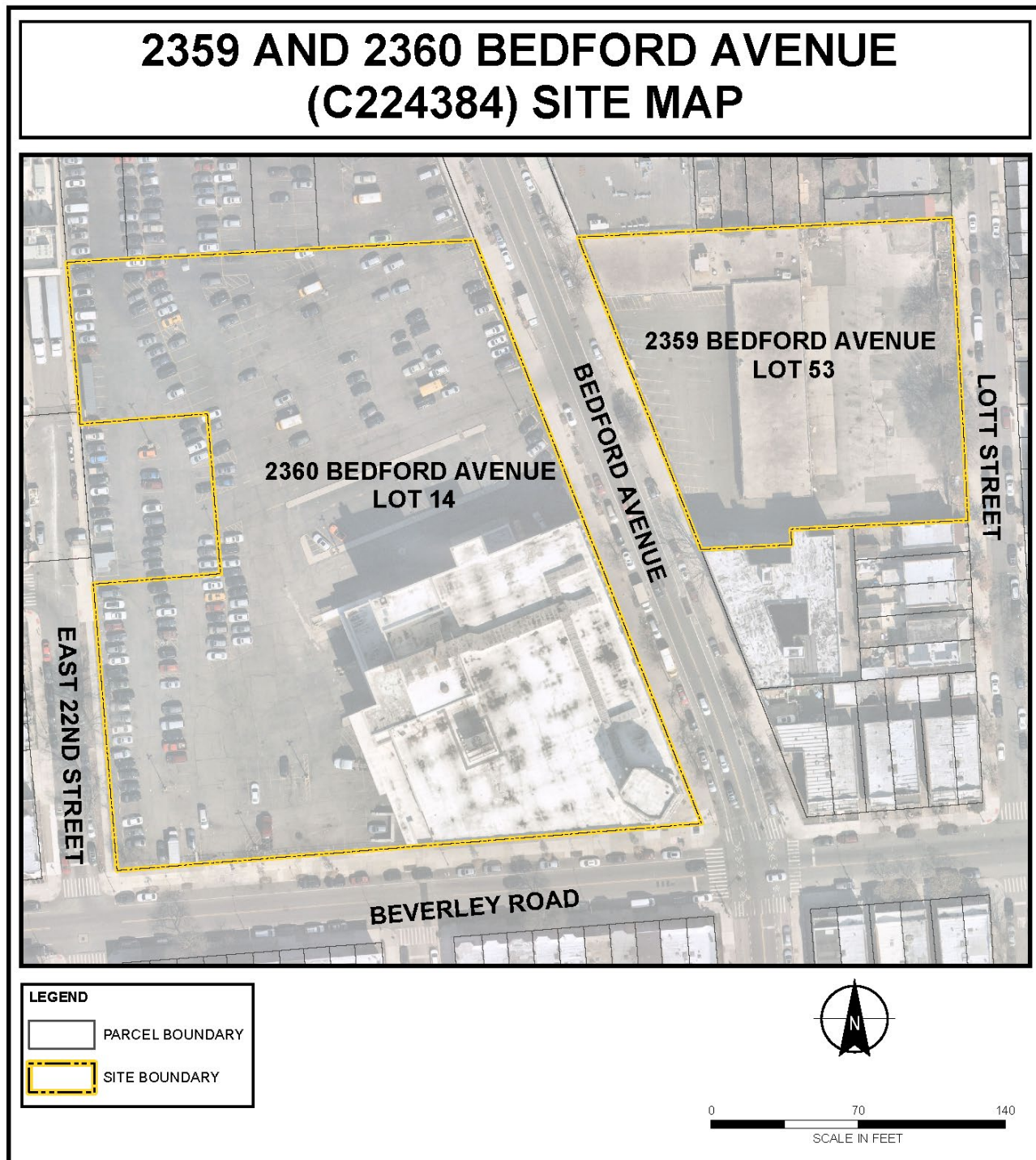
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Meghan Medwid, (518) 402-8610 and [meghan.medwid@dec.ny.gov](mailto:meghan.medwid@dec.ny.gov)**

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

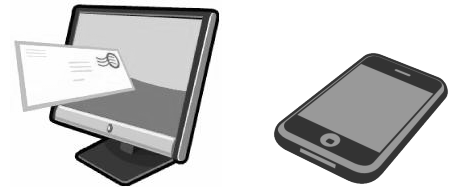
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

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

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.