



Department of
Environmental
Conservation

Where to Find Information

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

Brooklyn Public Library

Dekalb Branch
790 Bushwick Avenue
Brooklyn, NY 11221
(718) 455-3898

Brooklyn Community Board #3

1360 Fulton Street
Brooklyn, NY 11216
(718) 622-6601

Who to Contact

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

Project-Related Questions

Chris Heller
NYSDEC Project Manager
Division of Environmental Remediation
625 Broadway 12th Fl
Albany, NY 12233-7015
(518) 402-0163
chris.heller@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH Project Manager
Empire State Plaza,
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
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

19 Patchen Avenue

19 Patchen Avenue
Brooklyn, NY 11221

SITE No. C224232

NYSDEC REGION 2

November 2019

Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed no further action remedy for the 19 Patchen Avenue site ("site") located at 19 Patchen Avenue Brooklyn, NY. Please see the map for the site location.

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends no further action at the site. The reports are titled Remedial Investigation Report and Remedial Action Work Plan (RIR/RAWP), which were prepared and submitted to NYSDEC by 19 Patchen GP LLC ("applicant(s)")

How to Comment: NYSDEC is accepting written comments about the RIR/RAWP for 45 days, from **November 1 through December 16, 2019.**

- Access the RIR/RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224232/>.
- 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.

Proposed No Further Action Remedy: The no further action proposal is based on the completion of expedited cleanups known as Interim Remedial Measures (IRMs) conducted before the report was submitted by the applicant with oversight by NYSDEC and NYSDOH. The completed IRMs included the following:

- Installation of a Sub-Slab Depressurization systems (SSDS) both on-site and off-site;
- Maintenance of the existing composite cover system;
- Installation of a vapor barrier/concrete epoxy sealant; and
- Rerouting of dry-cleaning ventilation exhaust above the building roof line.

The following are additional elements proposed under the no further action remedy:

- Implementation of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: Institutional and

BROWNFIELD CLEANUP PROGRAM

Engineering Controls; operation and maintenance; monitoring; and reporting.

- Recording an institutional control in the form of an Environmental Easement that will limit the property to restricted-residential and commercial use;
- Continued operation and maintenance the existing SSDS, the Cover System and Vapor Barrier;
- Monitoring and evaluation of soil vapor intrusion and groundwater to confirm the effectiveness of the remedy; and
- Period review and certification reports will be submitted periodically to NYSDEC and NYSDOH for review.

The applicant will be submitting a Final Engineering Report for NYSDEC review, to document that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

Next Steps: NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report and its no further action recommendation. The approved report will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a "Certificate of Completion" (COC) to the applicant(s). Upon receiving the COC, the applicant(s):

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The 0.042-acre site is located in a mixed residential and commercial area in Brooklyn, and is bounded by Patchen Avenue to the west, Van Buren Street to the north, commercial and residential buildings to the east, and residential buildings to the south. The site is developed with a four-story building with commercial space on the first floor, and residential spaces on the first floor and above. The site use has been mixed residential and commercial since 1908, with a dry-cleaning facility for 55 years. Additional site details, including environmental and health assessment

summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224232) at: <http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated solvents. The findings of past environmental investigations indicate the presence of chlorinated solvents and their degradation compounds in the soil, groundwater, sub-slab soil vapor, indoor air and ambient air at the site.

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: <http://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: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map

