



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Atlantic Chestnut – Lot 1

3264 Fulton Street
Brooklyn, New York 11208

September 2017

SITE No. C224234

NYSDEC REGION 2

Where to Find Information:

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

Brooklyn Public Library – Cypress Hills Branch

1197 Sutter Avenue
Brooklyn, New York 11208
Call for hours: (718) 277-6004

Brooklyn Community Board 5

127 Pennsylvania Avenue
Brooklyn, New York 11207
Call for hours: (718) 498-5711

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

Who to Contact:

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

Project Related Questions

Manfred Magloire, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4075

manfred.magloire@gw.dec.state.ny.us

Health Related Questions

Stephen Lawrence
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860

stephen.lawrence@health.state.ny.us

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

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) to address contamination related to the Atlantic Chestnut – Lot 1 site (the "Site") located at 3264 Fulton Street, Brooklyn, New York. Please see the map for the site location. Documents related to the cleanup of this Site can be found at the locations identified on the left-hand side of this page under "Where to Find Information."

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 decision is based on: the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to Site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **September 21 through November 5, 2017**. 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: The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed Track 4 Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of underground storage tanks, if encountered, and contaminated soil that exceeds the restricted residential soil cleanup objectives in the upper 15 feet below grade;
- Treatment of contaminated groundwater through an in-situ groundwater treatment program;
- Collection and analysis of endpoint soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Import of clean material that meets the established soil cleanup objectives for use as backfill, if needed;
- Installation of a site cover system consisting of pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs
- Installation of an active sub-slab depressurization system (SSDS) and vapor barrier below the new building foundation to prevent vapor intrusion into the new building;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would be required for long term maintenance of the remedial systems;

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to ensure proper use of the Site may be necessary; and

The proposed remedy was developed by Atlantic Chestnut Affordable Housing LLC (the “applicant”) 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 Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Site Description: The Site is approximately 65,944 square feet and currently consists of a concrete and asphalt-paved parking and loading area and portions of a series of vacant, interconnected, fire-damaged factory buildings. These buildings extend across two south-adjointing properties, Atlantic Chestnut – Lot 2 (C224235) and Atlantic Chestnut – Lot 3 (C224236). The Site is bounded to the north by Fulton Street and the elevated J and Z Metropolitan Transit Authority subway tracks; to the east by Euclid Avenue, followed by residential properties; to the south by vacant manufacturing buildings; and to the west by Chestnut Street, followed by commercial properties. The Site is located in an urban area predominantly consisting of residential, commercial, transportation, and manufacturing uses. The Site has remained vacant since a July 2012 fire.

Historic uses that may have affected subsurface conditions beneath the Site include blacksmithing and stamping, a brass foundry, wood working, a machine shop, tank and engine rooms, an iron works, wire braiding, and cable manufacturing. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224234) at:

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

Summary of the Investigation: The primary contaminants of concern at the Site are chlorinated solvent-related volatile organic compounds (VOCs), including trichloroethylene (TCE), tetrachloroethylene (PCE), and associated breakdown products. These contaminants are present on the southern and western portion of the Site in soil and groundwater, and Site-wide in soil vapor.

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: 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 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:

<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.

Receive Site Fact Sheets by Email

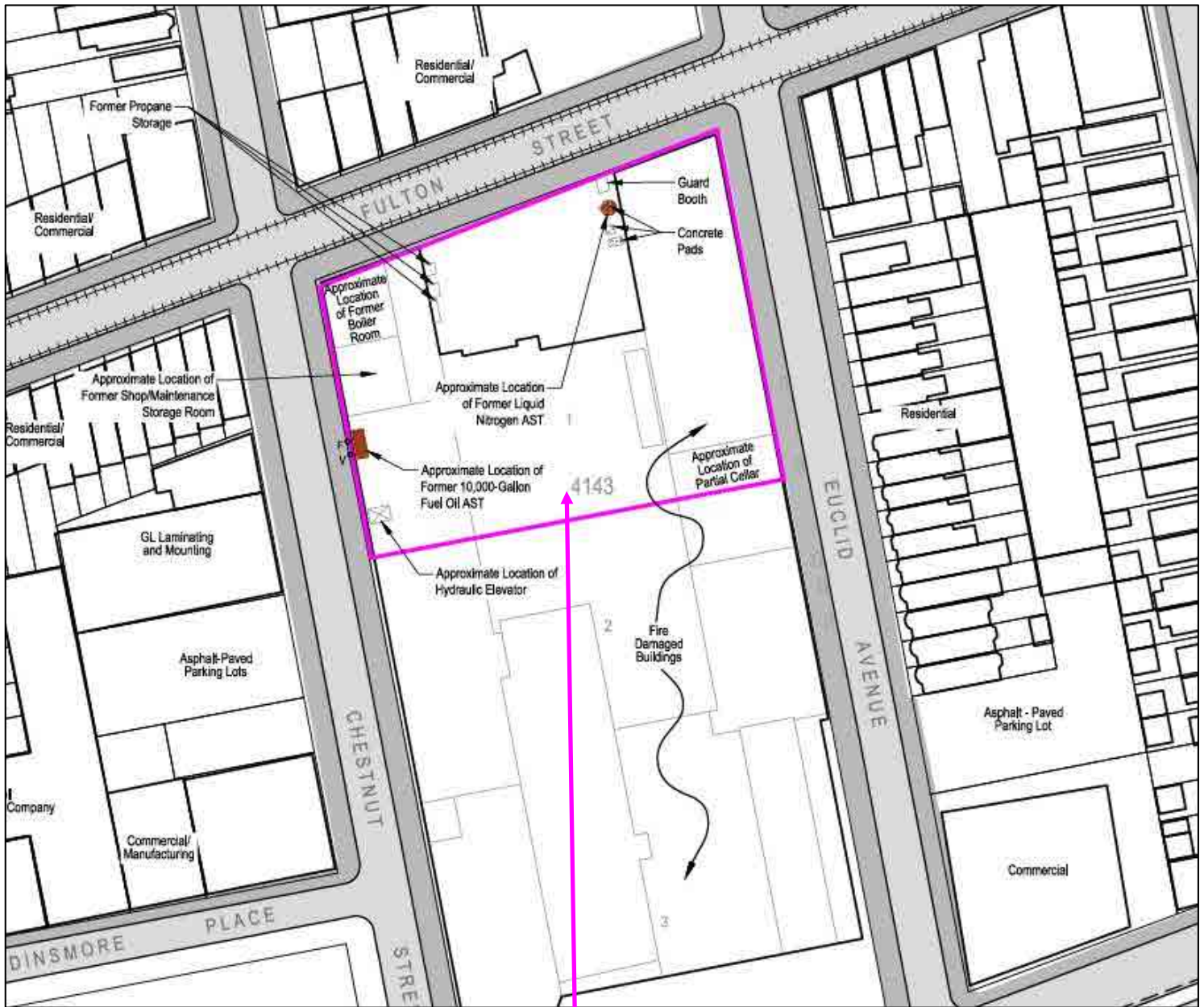
Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

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.

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

BROWNFIELD CLEANUP PROGRAM



BCP Site