



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

2002-2024 Cropsey Avenue Site
2002-2024 Cropsey Avenue
Brooklyn, NY 11214

SITE No. C224169
NYSDEC REGION 2

March 2023

Where to Find Information:

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224169/>
and at these location(s):

Brooklyn Public Library - New Utrecht Branch

1743 86th St.
Brooklyn, NY 11214
(718) 236-4086

Brooklyn Community Board 11

2214 Bath Avenue
Brooklyn, NY 11214
(718) 266-8800
BK11@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Manfred Magloire, Project Manager
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(718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions

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New York State Department of Health
Corning Tower
Empire State Plaza,
Albany, NY 12237
(518) 402-7867
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 2002-2024 Cropsey Avenue Site ("site") located at 2002-2024 Cropsey Avenue, Brooklyn, NY, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 2002 Cropsey Avenue Associates, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C224169/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- In-Situ (i.e., in-place) enhanced biodegradation/enhanced reductive dichlorination (ERD) was employed to treat chlorinated volatile organic compounds in groundwater at and downgradient of the site. This process involves adding a carbon source to stimulate naturally-occurring microbes to break down contaminants.
- Concrete building foundations, pavement or at least 1 foot of clean soil serves as a site cover and will be maintained. Any site redevelopment will maintain the required site cover.
- A sub-slab depressurization system to prevent vapor intrusion into the building was installed and is operating under the shopping center.
- A Site Management Plan (SMP) has been developed for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting; and
- An Environmental Easement has been recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

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Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a Site Management Plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Sub-Slab Depressurization System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s) is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is located at 2002-2024 Cropsey Avenue in Brooklyn, NY and is identified as Block 6467 and Lot 1 on the New York City Tax Map. The site is approximately 0.49-acres and is bounded by Cropsey Avenue to the northeast, 20th Avenue to the northwest, a residential building with subgrade parking to the south and southwest, and Bay 25th Street to the southeast. The site is currently improved with a single-story, multi-unit retail building with a partial basement. Tenants include a dry cleaner, luncheonette, a nail salon, convenience store, and a drug store. The site will continue to be used for current retail/commercial use.

Previous investigations at the site identified chlorinated volatile organic compounds related to dry cleaning operations in the soil, groundwater and soil vapor at the site. The site remedy described above has addressed the identified contamination.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224169) at:

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

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://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

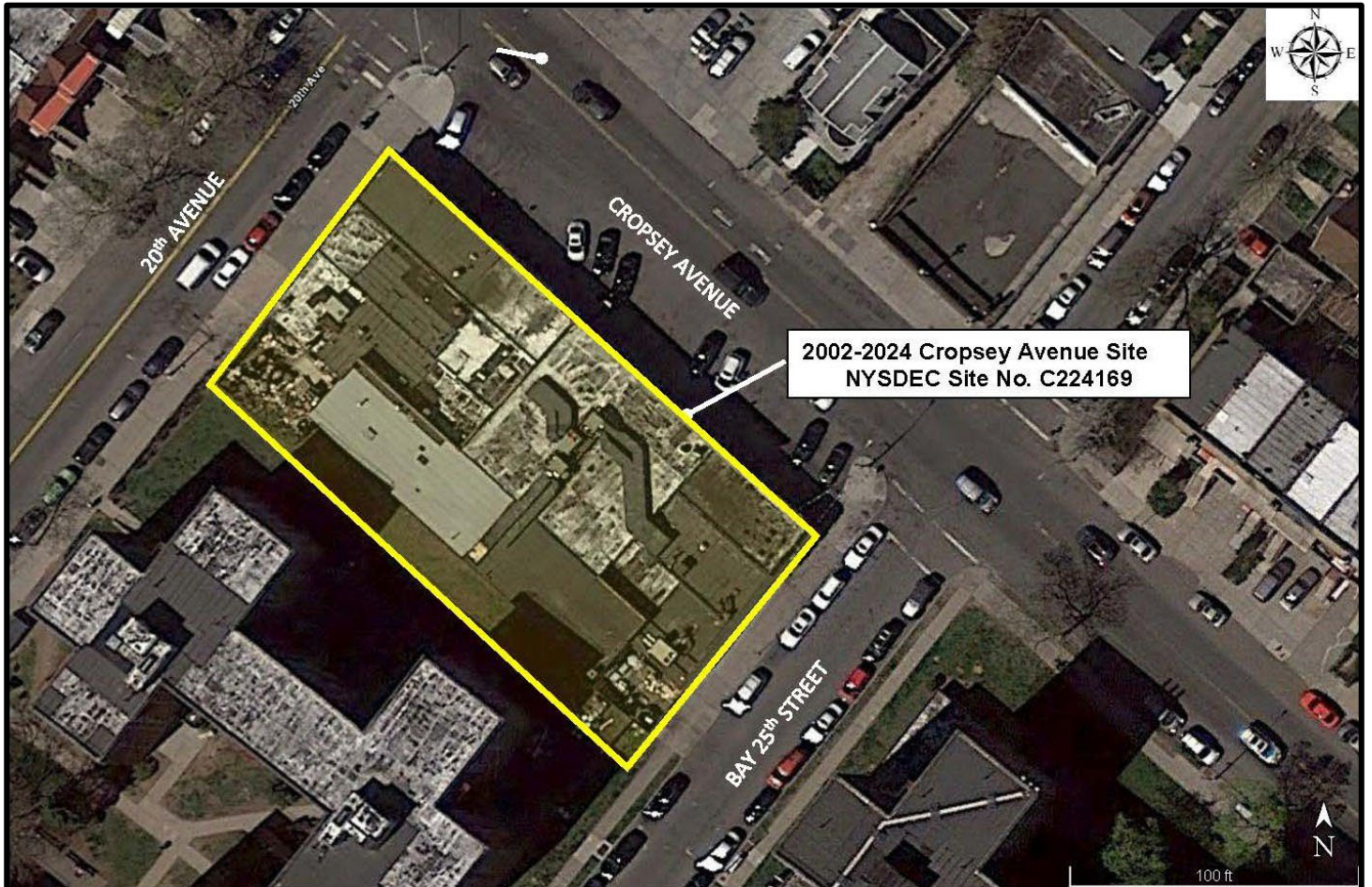
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location





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

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Contact: Manfred Magloire; (718)482-4078; manfred.magloire@dec.ny.gov