



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

805-825 Atlantic Avenue

805-825 Atlantic Avenue
Brooklyn, NY 11238

May 2019

SITE No. C224228

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 -
Clinton Hill Branch**
380 Washington Ave
Brooklyn, NY 11238
718-398-8713

Brooklyn Community Board 2
350 Jay Street, 8th Floor
Brooklyn, NY 11201
(718) 596-5410

Who to Contact:

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

Project-Related Questions
Ruth Curley, Project Manager
NYSDEC
625 Broadway
Albany NY 12233-7016
(518) 402-9480
Ruth.curley@dec.ny.gov

Project-Related Health Questions
Sara Bogardus
NYSDOH
Empire State Plaza- Corning Tower 1787
Albany NY 12237
(518) 402-7860
beei@health.ny.gov

For more information about 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 805-825 Atlantic Avenue site ("site") located at 805-825 Atlantic Avenue, Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

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.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **May 22 through July 6, 2019**. The proposed plan is available for public review 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 Restricted Residential Use remedy consists of:

- Excavating and disposing of soil to a depth of 17 feet across the site. The soil contains semi-volatile compounds and limited metals that exceed restricted residential soil cleanup objectives (SCOs). The estimated amount of soil that will be excavated for remediation is 2,400 cubic yards;
- Excavating two isolated areas (70 cubic yards) of soil contaminated with lead in excess of hazardous waste limits. This soil was found at depths ranging from 2 to 13 feet;
- Installing a soil vapor extraction system to treat soil containing petroleum-related compounds in the southeast corner of the site;
- Treating on-site groundwater that contains petroleum-related compounds through injection of chemical oxidants;
- Installing a depressurization system below the building cellar to actively vent any vapors until the soil treatment is completed;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper long-term use of the site.

The proposed remedy was developed by 550 Clinton Partners LLC and 539 Vanderbilt Partners LLC (“applicant(s)”) 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 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 0.53-acres and is bordered by Atlantic Avenue to the south, Clinton Avenue to the east, Vanderbilt Avenue to the west, and multiple-family residential buildings to the north. It was previously occupied by three automotive-related businesses and two restaurants. A gas station was formerly in the southeast corner of the site from the 1940’s to 1979. Six petroleum tanks were removed from that area in 2004.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the Site ID, C224228) 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 petroleum-related volatile organic compounds (VOCs) which are present in soil and

groundwater, primarily in the area of the former underground storage tanks (USTs). Two areas of lead-contaminated soil were also identified during the investigation, and there are semi-volatiles and other metals (mercury and barium) that slightly exceed restricted residential SCOs. These contaminated soils are located below the existing buildings and pavement.

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.

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:

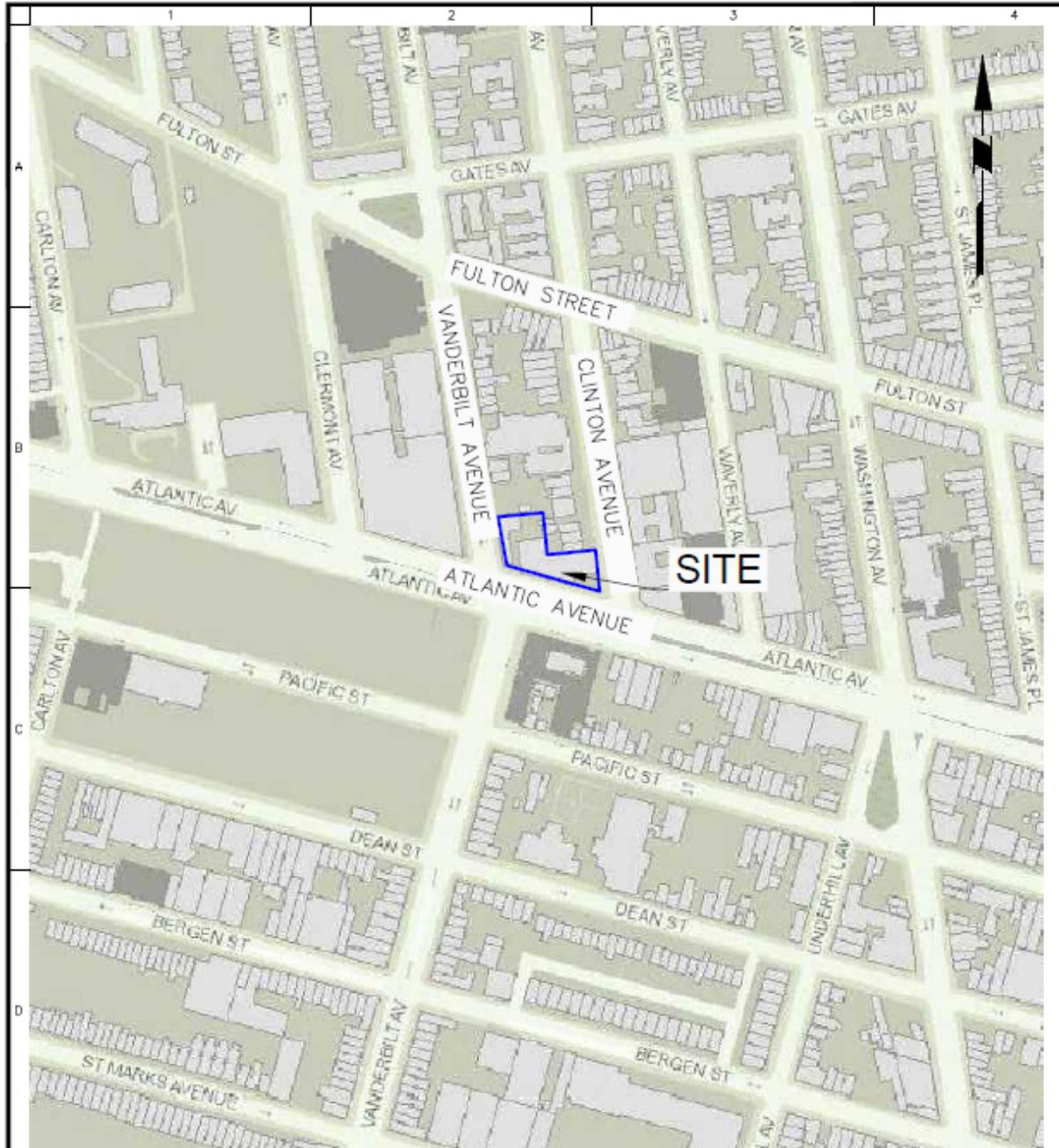
www.dec.ny.gov/chemical/61092.html

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

Site Location Map



BASEMAP SOURCE: USGS 7.5 MINUTE-BROOKLYN, NY TOPOGRAPHIC QUADRANGLE

INSET MAP SOURCE: [HTTP://MAPS.NYC.GOV/DOITT/NYCITYMAP/](http://maps.nyc.gov/doitt/nycitymap/)

 - APPROXIMATE SITE BOUNDARY

 21 Fern Plaza, 360 West 31st Street, 8th floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 www.langan.com Langan Engineering, Environmental, Consulting and Landscape Architecture, P.C., S.A. Langan Engineering, Environmental, Consulting and Landscape Architecture, P.C. Langan Engineering and Environmental Services, Inc. Langan, C.T. Inc. Langan International Ltd. Collectively known as Langan	Project 805-825 ATLANTIC AVENUE BLOCK No. 2010, LOT No. 1 & 59 BROOKLYN NEW YORK	Figure Title SITE LOCATION MAP	Project No. 170384501	Figure No. 1
			Date 05/23/2017	
			Scale NTS	
			Drawn By KDC	Checked By SK
			Submission Date	Sheet 1 of 1