



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator

[https://www.dec.ny.gov/data/DecDocs/
C224228/](https://www.dec.ny.gov/data/DecDocs/C224228/)

and at these location(s):

Document Repository Name

Brooklyn Public Library -

Clinton Hill Branch
380 Washington Avenue
Brooklyn, NY 11238
(718) 398-8713

Brooklyn Community Board 2

350 Jay Street, 8th Floor
Brooklyn, NY 11201
(718) 596-5410
Bk02@cb.nyc.gov

Who to Contact

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

Project-Related Questions

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NYSDEC
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Albany NY 12233-7016
(518) 402-9480
Ruth.curley@dec.ny.gov

Health-Related Questions

Sara Bogardus
NYSDOH
Bureau of Environmental Exposure
Assessment
Corning Tower Room 1787
Albany NY 12237
(518) 402-7860
beci@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

805-825 Atlantic Avenue
805-825 Atlantic Avenue
Brooklyn, NY 11238

SITE No. C224228

NYSDEC REGION 2

July 2022

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 805-25 Atlantic Avenue site ("site") located at 805-25 Atlantic Avenue, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 550 Clinton Properties LLC, 539 Vanderbilt Properties LLC and VC Atlantic Partners ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224228/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been completed to achieve the remedial action objectives:

- Excavation - Soil that exceeded restricted residential soil cleanup objectives (SCOs) for semi-volatile organic compounds (SVOCS) and metals was removed from site. Approximately 645 cubic yards (910 tons) of lead-contaminated soil, at depths ranging from 2 to 13 feet were removed. In addition, approximately 6728 cubic yards (9420 tons) of contaminated soil was removed, including 650 cubic yards (910 tons) of petroleum-contaminated soil that was removed from the site's southeast corner.
- Treated on-site groundwater that contained petroleum-related compounds in the southeastern corner of the site through injection of activated carbon and a sulfate salt solution into the subsurface;
- Installed a soil vapor extraction system within the new building's basement to address subsurface petroleum-related contamination in the southeast corner of the site that was unable to be excavated;
- Site Cover System - The new development includes and will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks).

BROWNFIELD CLEANUP PROGRAM

- Evaluation of soil vapor intrusion and installation of a sub-membrane depressurization system to address any potential soil vapor intrusion concerns;
- Development of a Site Management Plan (SMP) 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 was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The site is located in the Clinton Hill section of Brooklyn on Atlantic Avenue between Clinton Avenue to the east and Vanderbilt Avenue to the west. The site is 21,080 square feet (0.48 acres) and occupies tax Block 2010 lots 1 and 59. The most recent uses of the site are a carwash, auto repair and a bar and restaurant.

The site has been redeveloped as mixed residential and commercial use, and meets restricted residential clean-up objectives.

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>

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

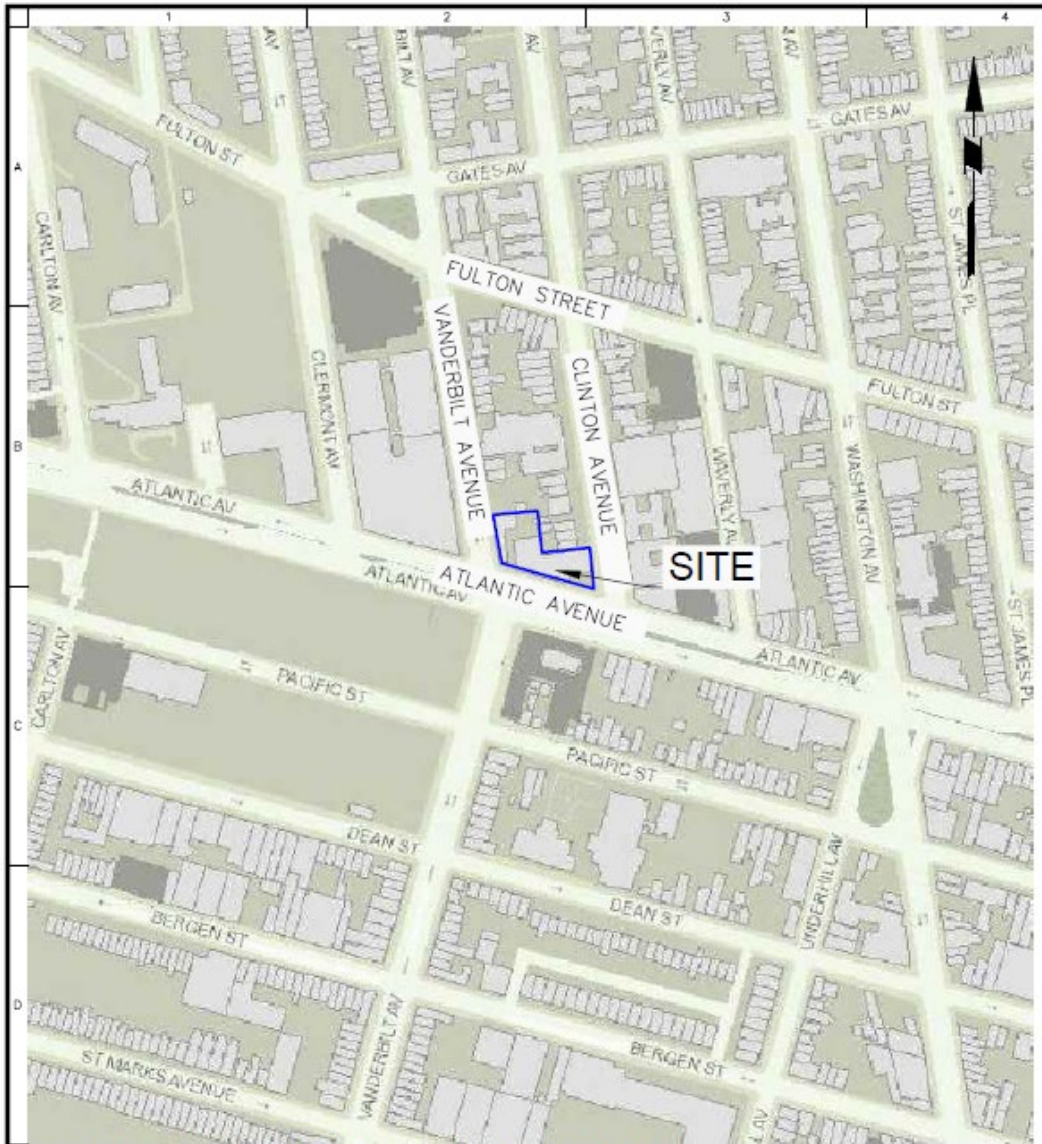
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>


BROWNFIELD CLEANUP PROGRAM

Site Location



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

<p>LANGAN 21 Park Plaza, 360 West 31st Street, 9th Floor New York, NY 10001 T: 212-479-5400 F: 212-479-5444 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Bioremediation and Bioremediation Services, Inc. Langan, C.T. Inc. Langan International, Inc. Collectively known as Langan</p>	Project	Figure Title	Project No.	Figure No.
	805-825 ATLANTIC AVENUE	SITE LOCATION MAP	170384501	1
	BLOCK No. 2010, LOT No. 1 & 59		Date	
	BROOKLYN NEW YORK		05/23/2017	
			Scale	NTS
		Drawn By	Checked By	
		KDC	SK	
		Submitter Date		Sheet 1 of 1

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Contact: Ruth Curley, 518 402 9480, ruth.curley@dec.ny.gov