



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

New 470 Project
12 Eckford Street
Brooklyn, NY 11222

January 2020

SITE No. C224242
NYSDEC REGION 2

Where to Find Information

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

Brooklyn Community Board 1

435 Graham Avenue
718-389-0009

Key project documents and project summary also are available on the NYSDEC website at:

<https://www.dec.ny.gov/data/DecDocs/C224242/>

Who to Contact

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

Project-Related Questions

Steve Walsh, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233
518-402-9824
steven.walsh@dec.ny.gov

Project-Related Health Questions

Arunesh Ghosh
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 11237
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

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 New 470 Project site ("site") located 12 Eckford St, 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 New 470 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/C224242/>.
- 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 or will be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of 241 tons of soil containing hazardous levels of lead and 10,700 tons of contaminated soil exceeding the restricted residential use soil cleanup objectives (RRSCOs), the site-specific cleanup criteria.
- Site Cover system - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development.
- A sub-slab depressurization system (SSDS) was installed in the parking garage to mitigate the potential for soil vapor intrusion.
- A soil vapor extraction system (SVE) was installed to remediate the soil beneath the building on the eastern and northeastern portion of the site and to prevent the off-site migration of contaminated soil vapor.
- A Site Management Plan (SMP) was developed for long-term management of remaining 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.
- An Environmental Easement was 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
- Vapor Barrier Membrane
- SSDS
- SVES

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

- Has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- 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 12 Eckford Street in Brooklyn and is identified as Block 2741, Lot 33 on the Kings County Tax Map. The approximately 21,630-square foot site

is bounded by a former commercial building currently being used as a construction office for the site and residential buildings to the north; residential buildings to the east; Newton Street to the southeast; Eckford Street to the west; and Manhattan Avenue to the southwest. Historic uses include various manufacturing and freight storage. The site is being redeveloped into an eight-story residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224242) 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:

<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>

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Site Location Map

