

**(Fact Sheet Begins Next)**

## **Act Now to Continue Receiving Information About This Site!**

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224274/>  
and at these location(s):

**Brooklyn Public Library  
Williamsburg Branch**  
240 Division Ave. at Marcy Ave.  
Brooklyn, NY 11211  
(718) 302-3485

**Brooklyn Community Board No. 1**  
435 Graham Avenue  
Brooklyn, NY 11201  
(718)-389-0009  
[Bk01@cb.nyc.gov](mailto:Bk01@cb.nyc.gov)

## Who to Contact

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

**Project-Related Questions**  
Shaun Bollers, Project Manager  
NYSDEC  
Division of Environmental Remediation  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4096  
[shaun.bollers@dec.ny.gov](mailto:shaun.bollers@dec.ny.gov)

**Project-Related Health Questions**  
Harolyn Hood  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 473-4780  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

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

# FACT SHEET

Brownfield Cleanup Program

100 Union Avenue  
Brooklyn, NY 11206

April 2023

SITE No. C224274  
NYSDEC REGION 2

## 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 100 Union Avenue site ("site") located at 100 Union Avenue, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 06 through May 20, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224274/>.
- Documents also are available 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:

- Excavation and off-site disposal of approximately 1,050 tons of contaminated soils exceeding restricted residential use Soil Cleanup Objectives (SCOs) to a depth of approximately 2 feet beneath the new building footprint and to a depth of 1 foot in the planned parking area;
- Importation of clean material that meets the established SCOs for use as backfill, if needed;
- Installation of a soil vapor extraction (SVE) system to remove volatile organic compounds from the subsurface and to prevent off-site migration of contaminated soil vapor;
- Installation of a sub-slab depressurization system (SSDS) to mitigate the migration of vapors from the subsurface into the planned on-site residential building;
- Collection and analysis of confirmation soil and groundwater samples to document and evaluate the effectiveness of the remedy;
- Installation of a site cover system;

- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Preparation of a Site Management Plan for long term maintenance of the SVE system and SSDS;
- Recording of an Environmental Easement to ensure proper use of the site and to confirm that the engineering controls (SVE system and SSDS) remain in place.

The proposed remedy was developed by 100 Union Holdings LLC (“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 approved by NYSDEC and 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 0.24 acres site is bounded by Middleton Street to the north, a small parking area and multi-story residential building to the south/southeast, Union Avenue to the west, and a New York City Transit (NYCT) substation and multi-story residential buildings to the east. The site was occupied by a church and residential dwelling between 1887 and 1935. The site was vacant and undeveloped by approximately 1950. The site was utilized for auto sales with a one-story building in the northern portion between 1965 and 1991, and as an auto repair shop and junkyard from 1992. The site is currently vacant. The proposed development includes construction of a new 6-story residential building with accessory at-grade parking.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224274) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are metals and semi-volatile organic compounds (SVOCs) in soil which are consistent with the presence of contaminated fill; metals, SVOCs and chlorinated volatile organic compounds (CVOCs) such as tetrachloroethene and methylene chloride in groundwater; and CVOCs in soil vapor.

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program 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>

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***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.***

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#### **Stay Informed With DEC Delivers**

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://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 Map



**Figure 1 - Site Location Map**  
**100 Union Avenue Redevelopment Site**  
**Site No. C224274**







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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Shaun Bollers, (718) 482-4096, [shaun.bollers@dec.ny.gov](mailto:shaun.bollers@dec.ny.gov)**