

(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

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

FACT SHEET

Brownfield Cleanup Program

Former Pfizer Site C
334 Wallabout Street
Brooklyn, NY 11206

September 2021

SITE No. C224288
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224288/>
and at these location(s):

Brooklyn Public Library – Bushwick Branch

340 Bushwick Avenue
Brooklyn, NY 11206
(718) 602-1348

Borough Community Board #1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
Bk01@cb.ny.gov

*(*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.)*

Who to Contact

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

Project-Related Questions

Mandy Yau, Project Manager
NYSDEC
Division Of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101
(718) 482-4897
mandy.yau@dec.ny.gov

Project-Related Health Questions

Stephanie Selmer, Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7864
bee@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Former Pfizer Site Csite ("site") located at 334 Wallabout Street, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Harrison Realty LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224288/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in September 2021 and last approximately 7 months.

Highlights of the Remedial Action to be Implemented: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Installation of excavation support (e.g., shoring) to facilitate remedial excavation;
- Excavation and appropriate off-site disposal of all soil/fill exceeding unrestricted use soil cleanup objectives (SCO's) across the majority of the site;
- Excavation of and appropriate off-site disposal of soil/fill exceeding restricted residential SCO's to a depth of approximately 2 feet below grade across the western quarter of the site;
- Installation and operation of a dewatering and treatment system to facilitate soil excavation below the water table, and discharge of treated groundwater to the municipal sewer system under a New York City Department of Environmental Protection permit;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer, on the Track 4 western portion of the site;
- Injection of activated carbon to treat contaminated groundwater;
- Importing clean material that meets the established SCOs for use as a backfill and/or cover system material;
- Conducting a soil vapor intrusion evaluation, with provisions for implementing actions recommended to address exposures related to soil vapor, in the proposed buildings;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Implementing a Site Management Plan (SMP) for long-term maintenance of the remedial systems (engineering controls) on the Track 4 portion of the site; and
- Recording an Environmental Easement to ensure proper use of the site and implementation of the SMP on the Track 4 portion of the site.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: The site is 2.55-acres and is bordered on the west by Union Avenue, on the south by Gerry Street, on the east by Harrison Avenue, and on the north by Wallabout Street. It is currently developed with several temporary wooden storage structures and is used for the storage of construction equipment. Previously, the site was used as a manufacturing plant by Charles Pfizer & Co. Chemical Works. The planned redevelopment includes 5 multi-story mixed use residential buildings with commercial and community space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224288) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals in soil, and volatile organic compounds (VOCs), SVOCs and metals in groundwater.

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 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

