

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

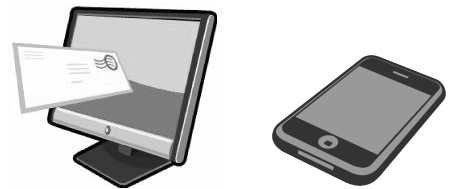
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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**

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224324/>
and at these location(s):

Brooklyn Public Library – Bushwick Branch

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

Brooklyn Community Board District 1

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

**Repositories may be 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
47-40 21st Street
Long Island City, NY 11101
(718) 482-4897
Mandy.Yau@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

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

FACT SHEET

Brownfield Cleanup Program

Broadway Triangle Site C
100 Throop Avenue
Brooklyn, NY 11206

SITE No. C224324
NYSDEC REGION 2

June 2022

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Broadway Triangle Site C site ("site") located at 100 Throop Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Unified Neighborhood Partners LLC, Throop Corners Community LLC, Throop Corners Managers LLC, and Throop Corners UNP LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224324/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in July 2022 and last about 3 months.

Highlights of the Upcoming Cleanup Activities: 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:

- Excavation and off-site disposal of a total of approximately 2,000 cubic yards of contaminated soil across the site;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill, if necessary;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) or at least two feet of clean fill to address contamination remaining above restricted residential soil cleanup objectives;
- Installation of an active sub-slab depressurization system (SSDS) with vapor monitoring points beneath the concrete slab on-grade building foundation;
- Installation of a horizontal soil vapor extraction system (SVES) to address the area of elevated vapor concentrations along the northeastern side of the site;
- Recording of an institutional control in the form of an Environmental Easement to ensure proper use of the site; and
- Development of a Site Management Plan for long term management of site cover, SSDS, and SVES.

BROWNFIELD CLEANUP PROGRAM

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicants complete 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 applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants 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, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

Site Description: The site is 0.63-acres and is bordered on the west by commercial/manufacturing and multi-family residential buildings, on the East by Throop Avenue, on the south by Bartlett Street, and on the north by Gerry Street. It is currently vacant and overgrown with several patches of exposed concrete enclosed by a security fence. The site was developed as early as 1887 with several commercial and residential structures (including several outbuildings). Commercial uses have included a tailor, undertakers, and a club. The southern-central portion of the site was occupied by an automotive repair facility from at least 1965 to 1989. The site has been vacant since circa 2008 when all buildings were demolished. The planned redevelopment of the site includes the construction of a nine-story multifamily building consisting of 140 affordable housing units. Additionally, 7,725 square feet will be dedicated as a workforce development office.

The planned redevelopment for the site will consist of

multi-family affordable housing and community space consistent with Track 4 Restricted-Residential Use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224324) at:

<https://www.dec.ny.gov/cfm/externalapps/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 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

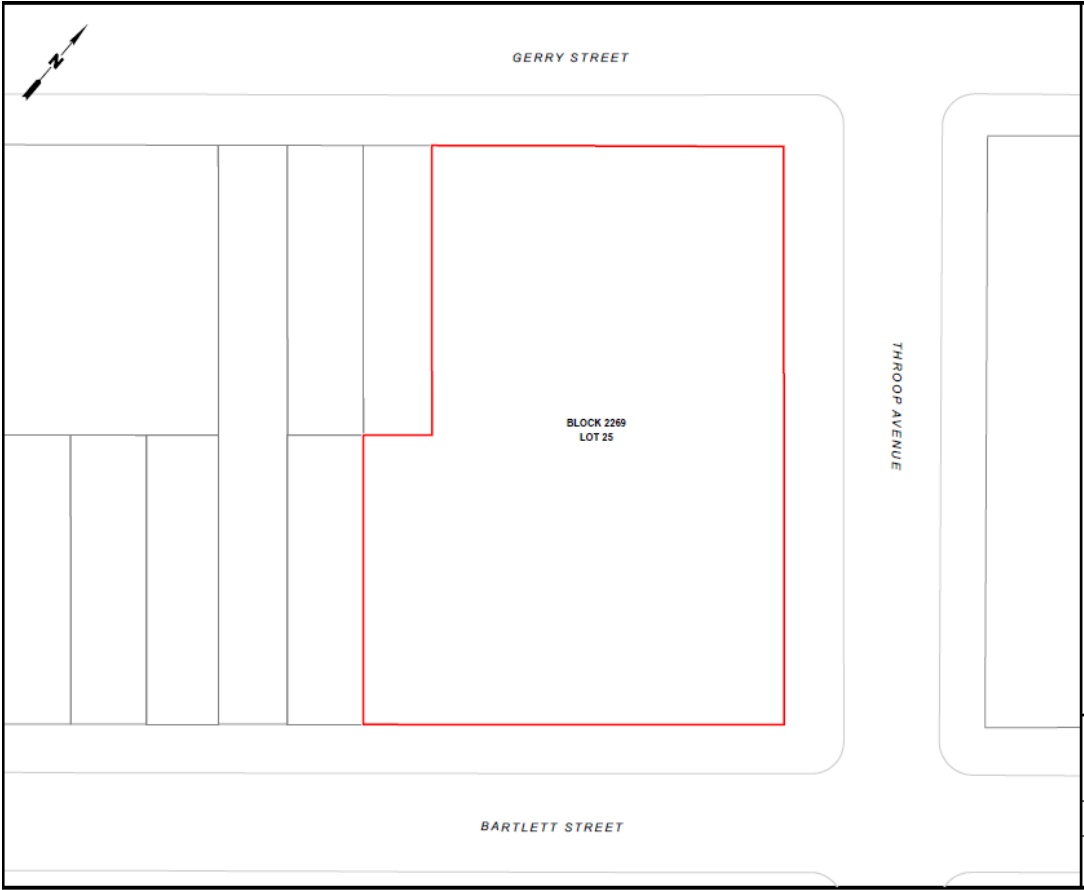
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	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.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	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: Mandy Yau, (718) 482-4897, mandy.yau@dec.ny.gov