



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

326-350 Rockaway Avenue  
Brooklyn, NY 11212

September 2022

SITE No. C224328  
NYSDEC REGION 2

## Where to Find Information:

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224328/>  
and at these locations:

### Brooklyn Public Library – Brownsville Branch

61 Glenmore Avenue  
Brooklyn, NY 11212  
(718) 498-9721

### Brooklyn Community Board 16

444 Thomas Boyland Street, Room 103  
Brooklyn, NY 11212  
(718) 385-0323  
[bk16@cb.nyc.gov](mailto:bk16@cb.nyc.gov)

## Who to Contact:

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

### Project-Related Questions

Richard Mustico, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
(518) 402-9647  
[richard.mustico1@dec.ny.gov](mailto:richard.mustico1@dec.ny.gov)

### Project-Related Health Questions

James Sullivan, Project Manager  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-5584  
[Jim.Sullivan@health.ny.gov](mailto:Jim.Sullivan@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)

## 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 326-350 Rockaway Avenue site ("site") located at 326-350 Rockaway Avenue, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 28 through November 11, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C224328/>.
- Documents also are available at the locations 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 Unrestricted Use remedy consists of:

- Excavation and off-site disposal of approximately 11,800 cubic yards of contaminated soil to a depth of between 2 and 12 feet below grade;
- Removal and off-site disposal of an existing above ground storage tank (AST) and underground storage tanks (USTs), fill ports, vents and any associated grossly contaminated soil, if encountered;
- Collecting and analyzing end-point soil samples to confirm the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementation of a Community Air Monitoring Program (CAMP) during all intrusive site activities;

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- Implementation of a Health and Safety Program (HASP) during all site activities.

The proposed remedy was developed by 326 Rockaway Managing Member 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 submitted concurrently with the Remedial Action Work Plan 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(s) 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 site is 0.75-acres and is bordered by East New York Avenue to the north, Rockaway Avenue to the east, Pitkin Avenue to the south, and Chester Street to the west. The site is occupied by a vacant commercial-use building complex comprised of five interconnected buildings with partial basements and a concrete-paved lot formerly used for employee and commercial vehicle parking and materials storage. Former site operations include a paint supply store (1928), a hat cleaner (1934), an exterminating company (1949), and a lamp manufacturing company (1960 to 1965).

The redevelopment plan for the site includes a 14-story building which will be utilized for residences (including affordable housing), as well as commercial retail space.

Additional site details, including environmental and health assessment summaries, are available on

NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224328) 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 semivolatile organic compounds (SVOCs), metals, and pesticides in subsurface soil, and volatile organic compounds (VOCs) and SVOCs 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 may include recreation, housing, business, or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the SCOs 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





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

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<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。
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<b>Język 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: Richard Mustico, (518) 402-9647, [richard.mustico1@dec.ny.gov](mailto:richard.mustico1@dec.ny.gov)