



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

260-262 Van Brunt, LLC

262 Van Brunt Street  
Brooklyn, NY 11231

SITE No. C224199

NYSDEC REGION 2

August 2022

## Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is proposing an expedited cleanup of contamination at the 260-262 Van Brunt LLC site (“site”) located at 262 Van Brunt Street in Brooklyn, Kings County. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in September 2022 and last about 3 months. The activities will be performed by 260-262 Van Brunt, LLC (“applicant”) with oversight provided by NYSDEC.

### Where to Find Information:

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224199/>  
and at these location(s):

**Red Hook - Brooklyn Public Library**  
7 Wolcott Street  
Brooklyn, NY 11231  
(718) 935-0203

**Brooklyn Community Board 6**  
250 Baltic Street  
Brooklyn, NY 11201  
(718) 643-3027  
[infobkcb6@gmail.com](mailto:infobkcb6@gmail.com)

### Who to Contact:

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

**Project-Related Questions**  
Jared Donaldson, Project Manager  
NYSDEC  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233  
(518) 402-9176  
[jared.donaldson@dec.ny.gov](mailto:jared.donaldson@dec.ny.gov)

**Project-Related Health Questions**  
Mark Sergott  
NYSDOH  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 402-7897  
[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)

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 30 days, from **August 10** through **September 9, 2022**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C224199/>.
- 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 Interim Remedial Measure (IRM) Work Plan:** An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed cleanup activities that include:

- Removal of underground storage tanks (USTs) and associated soils exceeding Commercial Use Soil Cleanup Objectives (CUSCOs) located within the building footprint;
- Removal of USTs and associated soils exceeding CUSCOs or proper abandonment of USTs located outside of the building footprint;

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- Removal and off-site disposal of sediment exceeding CUSCOs in floor drains;
- Collection of post-excavation confirmation soil samples from below the USTs;
- Excavation and off-site disposal of a shallow soil "hotspot" exceeding 500 parts per million (ppm) of total semi-volatile organic compounds (SVOCs);
- Installation of a sub-slab depressurization system (SSDS) to mitigate vapor intrusion impacts;
- Removal and off-site disposal of any soils encountered during installation of the SSDS which exceed applicable soil cleanup objectives;
- Importing clean material that meets the established SCO for use as backfill, and;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities.

**Site Description:** The site is 0.31 acres in size and is bordered on the west by industrial properties including a junk yard, on the east by a commercial building, on the south by Van Brunt Street, and on the north by Imlay Street. The site is currently developed with a one-story brick warehouse that occupies most of the tax parcel. The warehouse is currently used for a glass repair, replacement, and cutting company. Previously, the site had been occupied by a trucking/motor company and by Standard Bus Maintenance, Inc. for the storage and maintenance of school buses.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224199) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are SVOCs in shallow sub-slab soil and chlorinated volatile organic compounds (CVOCs) in the sub-slab vapor and indoor air site wide.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work

plan in consultation with the NYSDOH. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**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>

***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](https://www.dec.ny.gov/chemical/61092.html)

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

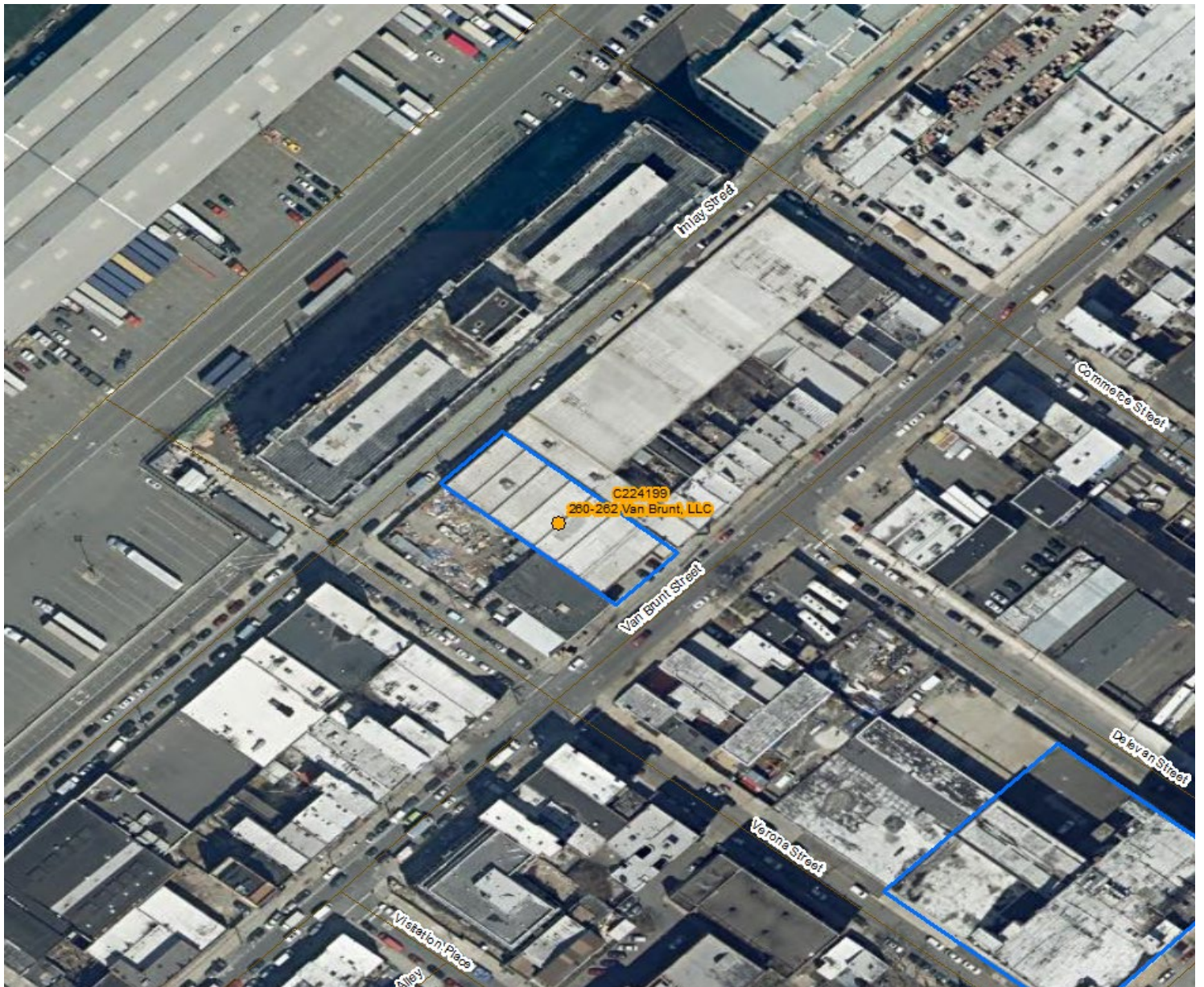
## DECinfo Locator

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





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<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।
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<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: Jared Donaldson, 518-402-9176, [jared.donaldson@dec.ny.gov](mailto:jared.donaldson@dec.ny.gov)