



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator at

<https://www.dec.ny.gov/data/DecDocs/C224212/>  
and at these location(s):

### Brooklyn Public Library\* Clinton Hill Branch

380 Washington Avenue  
Brooklyn, NY 11238  
Tel: (718) 398-8713

### Brooklyn Public Library \* Walt Whitman Branch

93 Saint Edwards Street  
Brooklyn, NY 11205  
Tel: (718) 935-0244

### Brooklyn Community Board 14\*

Attn: Alvin M. Berk, Chairman  
810 East 16<sup>th</sup> Street  
Brooklyn, NY 11230  
Tel: (718) 859-6357

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

## Who to Contact

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

### Project-Related Questions

Jared Donaldson, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
Tel: (518) 402-9176  
Email: [jared.donaldson@dec.ny.gov](mailto:jared.donaldson@dec.ny.gov)

### Project-Related Health Questions

Renata Ockerby  
NYSDOH  
Empire State Plaza, Coming Tower  
Room 1787  
Albany, NY 12237  
Tel: (518) 402-7867  
Email: [bee@health.ny.gov](mailto:bee@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

1640 Flatbush Avenue  
1640 Flatbush Avenue  
Brooklyn, NY 11210

November 2020

SITE No. C224212  
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 1640 Flatbush Avenue site ("site") located at 1640 Flatbush Avenue, Brooklyn. 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.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan" (RAWP) for 45 days, from **November 25, 2020 through January 9, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224212/>.
- 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 removal of all soil exceeding restricted residential soil cleanup objectives (SCOs) to a depth of 15 feet below grade;
- Excavation and removal of soil below 15 feet which may be a source of contamination to the groundwater. This would include removal of the previously abandoned underground storage tanks (USTs) and piping associated with prior gasoline station operations and excavation of all petroleum impacted soil above protection of groundwater SCOs. Excavation to a depth of approximately 28 feet is planned in an area of localized contamination;
- Contamination in groundwater will be addressed through dewatering activities required to excavate the petroleum impacted soil present at or below the groundwater table. Groundwater will be sampled and treated prior to discharge to the sewer system under permit;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer, over areas without hardscape (buildings, asphalt or concrete) to address residual contamination above restricted residential SCOs;

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- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Conducting a post-construction soil vapor intrusion evaluation, including a provision for implementing actions recommended to address exposures related to soil vapor intrusion within the new building;
- Implementation of a Site Management Plan (SMP) to detail procedures required for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 1640 Flatbush OZ Owner 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 with NYSDOH concurrence. 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 site is located at 1640 Flatbush Avenue in Brooklyn and is identified as Block 7577 and Lot 60 on the New York City Tax Map. The site has an area of approximately 17,985-square feet and is bounded by a multi-tenant retail complex to the north, Aurelia Court to the south, Flatbush Avenue to the east, and a multi-family residential apartment building to the west. BP operated a gasoline filling station at the site until late 2017. The gasoline station consisted of a convenience store with an approximate area of 1,000-square feet and a canopy structure that covered four gasoline pump islands in the center of the site. Prior to vacating the site, the tenant removed the gasoline pump islands and closed in place all known underground storage tanks. The property is currently vacant. Previous uses of the site include an auto repair shop and a dry-cleaning business.

The site will be redeveloped into a thirteen-story mixed use (residential and commercial) building. The building will have commercial space on the first floor and residential apartments on the remaining floors.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224212) 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 elevated concentrations of petroleum-related volatile organic compounds (VOCs) in soil near a former fuel-pump island and low-grade contamination of groundwater by perchloroethylene (PCE) and breakdown products in a limited number of monitoring wells. Site soils are impacted by low levels of metals and semi-volatile organic compounds (SVOCs) associated with the presence of historic fill material.

**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 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](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>

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## Site Location

