



Department of  
Environmental  
Conservation

### Where to Find Information:

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224218/>  
and at these location(s)\*:

#### Brooklyn Public Library - Greenpoint Branch

107 Norman Avenue  
Brooklyn, NY 11222  
Tel: 718-389-4394

#### Brooklyn Community Board 1

Attn: Dealice Fuller  
435 Graham Avenue  
Brooklyn, NY 11211  
Tel: 718-389-0009  
Email: [bk01@cb.nyc.gov](mailto: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 welcome and  
should be directed as follows:

#### Project-Related Questions

Robert Corcoran, P.E., Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7015  
Tel: (518) 402-9658  
[bob.corcoran@dec.ny.gov](mailto:bob.corcoran@dec.ny.gov)

#### Project-Related Health Questions

Arunesh Ghosh  
New York State Department of Health  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
Tel: 518-486-1443  
Email: [BEEI@health.ny.gov](mailto:BEEI@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

Former Carter Spray Finishing  
Corp.  
65 Eckford Street  
Brooklyn, NY 11222

May 2022

SITE No. C224218  
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 Former Carter Spray Finishing Corp. site ("site") located at 65 Eckford Street, 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 poses a significant threat to public health or the environment. This decision is based on the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **May 4 through June 20, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224218/>.
- 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 unrestricted use remedy consists of:

- Removal of one underground storage tank (UST) - previously completed under an Interim Remedial Measure (IRM) work plan;
- Excavation and off-site disposal of contaminated soil and fill material that exceeds unrestricted use soil cleanup objectives (SCOs) from the surface to approximately 20 feet below sidewalk surface grade across the entire the site. An estimated 7,600 cubic yards of soil will be removed for remediation purposes to achieve an unrestricted use cleanup;
- Treating contaminated groundwater through groundwater extraction and treatment during dewatering activities associated with soil removal below the water table;
- Collecting and analyzing confirmatory soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;

# BROWNFIELD CLEANUP PROGRAM

- 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;
- A soil vapor intrusion evaluation will be conducted after the remediation is complete to determine if any additional measures to address exposures to soil vapor intrusion are necessary;
- If an unrestricted use cleanup is not achieved, implementation of a Site Management Plan (SMP) may be required for long-term maintenance of the remedial systems and;
- If an unrestricted use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by 65-73 Eckford Realty LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

**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 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 65 Eckford Street in a mixed-use commercial and residential area of the Greenpoint section of Brooklyn. The 0.23-acre site is vacant and fenced.

The site is identified as Block 2698, Lot 26 on the New York City tax map. The land is currently located within a MX-8 Special Mixed-Use District (MX) and zoned as M1-2/R6A for “medium-density apartment house districts,” which allows for residential use.

The proposed redevelopment plan includes construction of a five-story residential building consistent with current zoning.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224218) 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 metals: arsenic, lead and mercury and semi-volatile organic compounds, primarily poly-aromatic hydrocarbons, which are present site-wide, in historic fill material and deeper soil. Petroleum-related volatile organic compounds (VOCs) and chlorinated VOCs are present in groundwater at levels above New York State groundwater standards. High levels of chlorinated VOCs were documented in on-site soil vapor samples leading to the site being declared a significant threat to public health.

**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>

# 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。
<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.
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<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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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: Robert Corcoran, (518) 402-9658, [bob.corcoran@dec.ny.gov](mailto:bob.corcoran@dec.ny.gov)