



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

President Street Properties

President and Bond Streets
Brooklyn, NY 11231

SITE No. C224221

NYSDEC REGION 2

November 2022

Where to Find Information:

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224221/>
and at these location(s):

Carroll Gardens Branch Library

396 Clinton Street
Brooklyn, NY 11231
(718) 596-6972

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11201-6401
(718) 643-3027
infobkcb6@gmail.com

Who to Contact:

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

Project-Related Questions

Richard P. Mustico, Project Manager
NYSDEC
625 Broadway, Albany, New York
(518) 402-9647
richard.mustico1@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 11237
(518) 473-4671
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
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 President Street Properties site ("site") located at President and Bond Streets in 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.

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 23 through January 7, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224221/>.
- 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 Track 4 remedy primarily consists of:

- Excavation to depths of about 2 to 4 feet deep to remove soil exceeding Restricted Use – Restricted Residential Use Soil Cleanup Objectives (RRU SCOs) or with nuisance odors;
- Removal and decommissioning of any encountered underground storage tanks (USTs), including a waste motor oil UST of unknown size;
- Collection and analysis of excavation bottom documentation soil samples to document post-excavation conditions in relation to SCOs;
- Importing clean material that meets the established SCOs for use as backfill;
- Soil vapor mitigation system implementation, including a vapor barrier in all buildings and sub-membrane depressurization system in two buildings;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use SCOs;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

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- Implementation of a Site Management Plan (SMP) will be required for long-term maintenance of the remedial systems;
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by President Union LLC (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). An August 18, 2022 Draft Remedial Investigation Report (RIR) describes the results of the site investigation and is also available at the locations identified on Page 1. The RIR is pending NYSDEC approval.

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 about 2.1-acre site is located in the Gowanus neighborhood of Brooklyn, NY, and comprises seven parcels: 325 Bond Street (Block 438, Lot 1), 323 Bond Street (Block 438, Lot 2), 319 Bond Street (Block 438, Lot 3), 327 Bond Street (Block 445, Lot 8), 426 President Street (Block 445, Lot 20), 383 Carroll Street (Block 445, Lot 11), and former President Street (Block 445, Lot 50). The site is bound by 450 Union Street (BCP Site No. C224219) followed by Union Street to the north, the Gowanus Canal to the east, Carroll Street to the south, and Bond Street to the west.

The proposed redevelopment will include five multi-story, mixed-used buildings with a paved landscaped area and roundabout roadway in the de-mapped portion of President Street (Tax Block 445, Lot 50). The contemplated design includes commercial spaces, residential lobbies and mechanical rooms on the ground floor, and parking,

residences, and amenity spaces on the upper floors. No cellars are proposed for this development.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224221) 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 petroleum-related volatile organic compounds (VOCs) in soil, groundwater, and soil vapor, semi-volatile organic compounds (SVOCs) and metals in historic fill material, and chlorinated VOCs in groundwater and soil vapor.

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

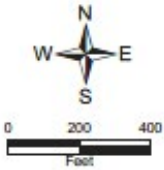
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



Site Map
President Street Properties
Bond, Carroll, and President Streets
City of Brooklyn, Kings County
Site No. C224221





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Contact: Richard Mustico, 518-402-9647, richard.mustico1@dec.ny.gov