



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

2840 Atlantic Avenue Site
Brooklyn, New York 11207

SITE No. C224255

NYSDEC REGION 2

October 2020

Where to Find Information

Access project documents through the DECinfo Locator at <https://www.dec.ny.gov/data/DecDocs/C224255/> and at these location(s):

Arlington Branch, Brooklyn Public Library

203 Arlington Avenue
Brooklyn, NY 11207

Brooklyn Community Board 5

127 Pennsylvania Ave., Suite 201
Brooklyn, NY 11207
(718) 819-5487

Who to Contact

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

Project-Related Questions

Steven Scharf, P.E., Project Engineer
NYSDEC
625 Broadway
Albany, New York 12233-7015
(518) 402-9620
Steven.scharf@dec.ny.gov

Project-Related Health Questions

Johnathan Robinson
NYSDOH
Corning Tower - Empire State Plaza
Room #1787
Albany, NY 12237
(518) 402-7881
bee@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 2840 Atlantic Avenue Site ("site") located at 2840 Atlantic Avenue, Brooklyn, Kings County. 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 **October 7 through November 21, 2020.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224255/>.
- 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 remedy consists of:

- Removing one known underground storage tank (UST) and any other USTs discovered during remediation;
- Removing free-phase phase fuel oil through pumping and off-site disposal;
- Excavation and off-site disposal of contaminated soil exceeding Unrestricted Use soil cleanup objectives (SCOs), to a minimum depth of 5 feet across the site;
- 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 contamination remaining above restricted residential use SCOs;

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- Importing clean material that meets unrestricted SCOs for use as backfill;
- Installation of a sub-slab depressurization system (SSDS) and vapor barrier beneath the current building and future on-site buildings, as needed. The slab of the current on-site building will be removed to install the vapor barrier and SSDS;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) will also be required for long term maintenance of any remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Empire State Dairy 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 is also available 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 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 0.72 acres and is bordered on the west by Schenck Avenue, on the south by residential properties, on the east by Barbey Street and on the north by Atlantic Avenue. The property was previously used as a dairy bottling facility, dating back to the 1890s, as well as various other commercial and industrial uses in the more recent past. The site redevelopment plan is to construct affordable housing. The site is currently unoccupied.

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

Environmental Site Remediation Database (by entering the site ID, C224255) 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 petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present in soil and groundwater, primarily in the area of the USTs. Petroleum product has been identified on top of the water table in some of the groundwater monitoring wells.

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

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

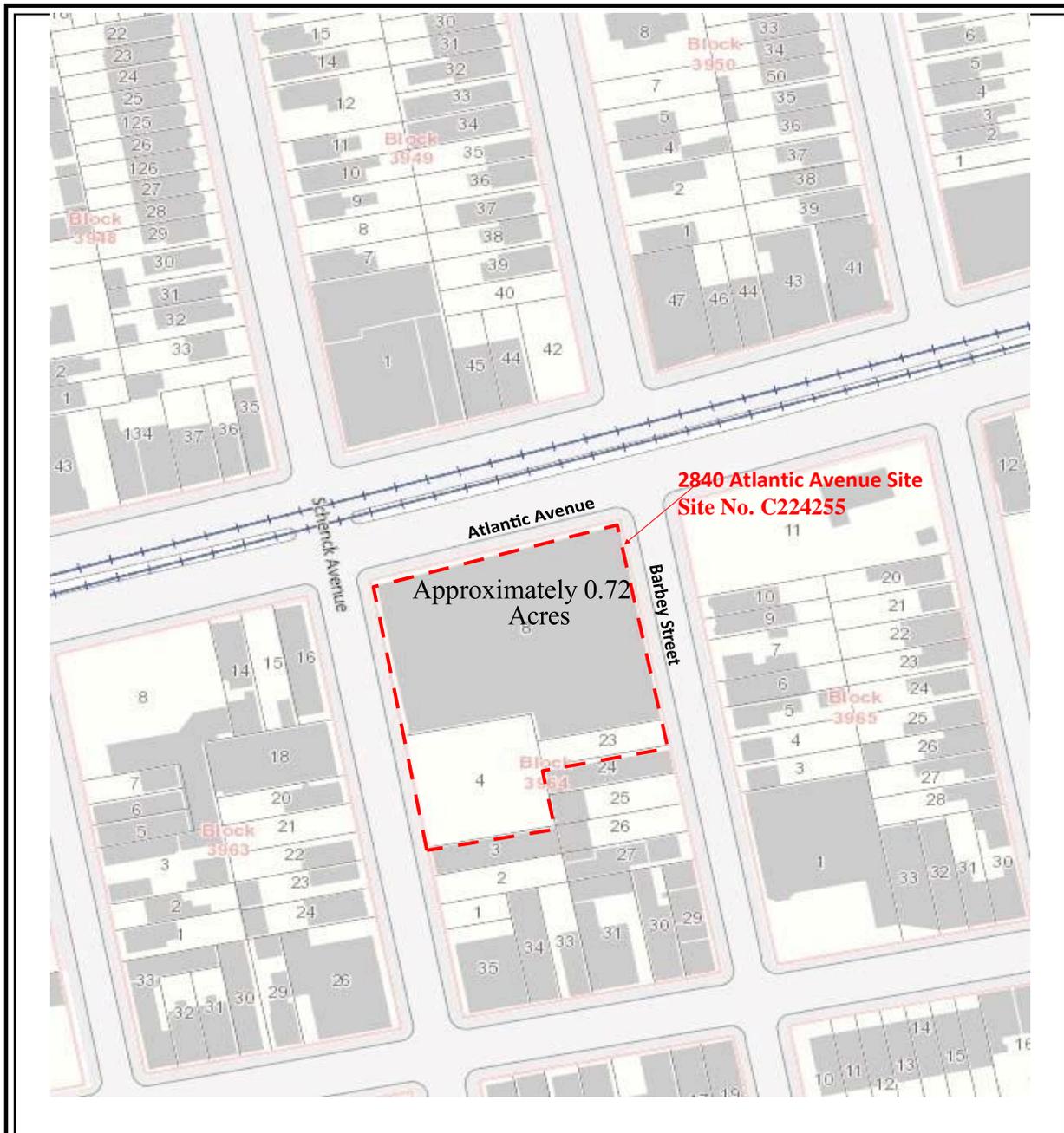
DECinfo Locator

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



SourceNYC Oasis online mapping program		2840 Atlantic Ave Site NYSDEC Site No C224255	ORIGINAL FIGURE FROM VERTEX ENGINEERING REPORT
		Not to Scale: For Estimating purpose Only	