



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

34 Berry Street

Brooklyn, NY 11249

SITE No. C224268

NYSDEC REGION 2

September 2020

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

Brooklyn Public Library - Leonard Branch

81 Devoe Street
Brooklyn, NY 11211
(718) 486-6006

Brooklyn Community Board District 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009

*(*Repositories are 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

Shaun Bollers, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
shaun.bollers@dec.ny.gov

Project-Related Health Questions

Steven Berninger
NYSDOH
Empire State Plaza
Corning Tower Rm 1787
Albany, NY 12237
(518) 402-0443
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 Extended

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 34 Berry Street site ("Site") located at 34 Berry Street, Brooklyn, NY. Please see the map for the Site location.

Based on the findings of the investigation, NYSDEC, in consultation with 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 **September 24, 2020 through November 7, 2020**. A previous fact sheet was issued in July providing for a 45-day comment period on the RAWP. However, based on feedback from the public, the comment period has been extended to ensure an adequate opportunity for public review of the proposed cleanup plan.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224268/>.
- 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 cleanup plan is described in a detailed RAWP. The proposed Track 4 restricted residential use remedy consists of:

- Upgrading the existing petroleum extraction system to include surfactant injection and groundwater recirculation to enhance the treatment and recovery of petroleum.
- Treatment of chlorinated solvents in groundwater by injecting oxygen and other amendments directly into the zone of contamination to enhance in-place biodegradation.
- Development and implementation of a Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) for the protection of on-site remediation workers and community/residents during remediation activities.
- Continuing operation of the existing passive sub-slab depressurization system and garage ventilation system to prevent public exposure by mitigating the potential migration of vapors caused by the contamination into the building.
- Maintenance of the existing site cover system, which consists of the building's concrete foundation;
- Implementing a Site Management Plan (SMP), which will be required for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site and to confirm that the engineering controls remain in place.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 34 Berry Street 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 approved by NYSDEC prior to preparation of the RAWP 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. 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 0.83-acre site is an irregularly shaped lot bordered to the east by Berry Street, to the south by North 11th Street, to the west by a warehouse building used by the Brooklyn Brewery, and to the north by North 12th Street. It is currently developed with a seven-story residential building that fronts Berry and North 12th Streets. A basement level parking garage is located under the building, with an entrance ramp located on North 11th Street. A small, street-level valet parking lot is also located on North 11th Street. Previously, the site was occupied by the New York Quinine and Chemical Works until 1951. All on-site buildings were demolished in 2008 and the construction of the existing residential structure was completed in 2010.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224268) at:

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

Summary of the Investigation: The primary contaminants of concern identified at the site include:

- Petroleum in two separate areas on the eastern and western sides of the site).
- Petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) in groundwater that are associated with the free-phase fuel oil areas.
- Chlorinated solvent contaminants in groundwater and saturated soil in the southeast portion of the site.

Brownfield Cleanup Program: New York's 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:

<http://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

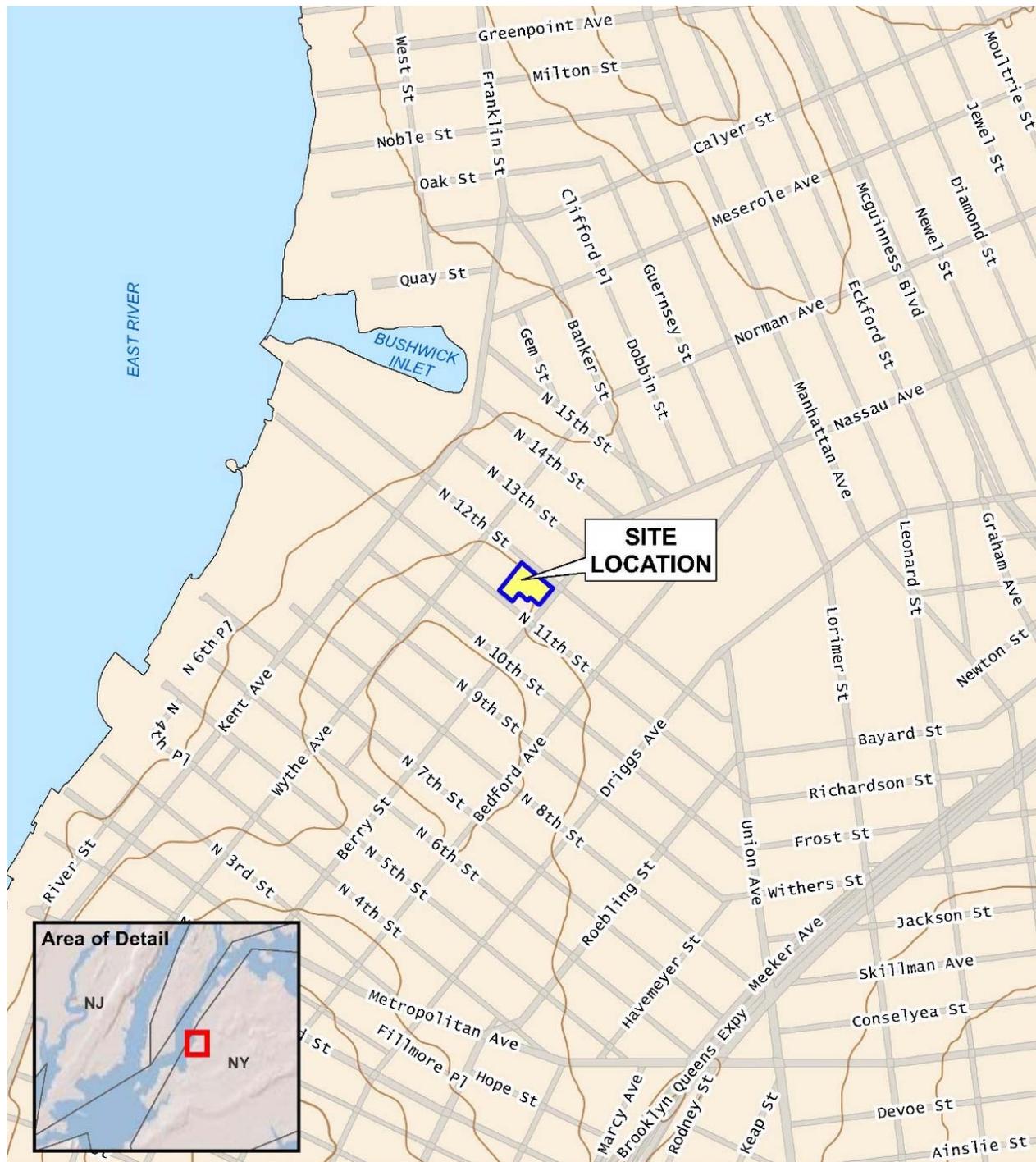
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



Service Layer Credits: USGS The National Map: 3d Elevation Program 2019.

