



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224274/>
and at these location(s):

**Brooklyn Public Library
Williamsburg Branch**
240 Division Ave. at Marcy Ave.
Brooklyn, NY 11211
(718) 302-3485

Brooklyn Community Board No. 1
435 Graham Avenue
Brooklyn, NY 11201
(718)-389-0009
Bk01@cb.nyc.gov

Who to Contact

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

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

Project-Related Health Questions
Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 473-4780
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

100 Union Avenue
Brooklyn, NY 11206

April 2023

SITE No. C224274
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 100 Union Avenue site ("site") located at 100 Union Avenue, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the 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 **April 06 through May 20, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224274/>.
- 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 off-site disposal of approximately 1,050 tons of contaminated soils exceeding restricted residential use Soil Cleanup Objectives (SCOs) to a depth of approximately 2 feet beneath the new building footprint and to a depth of 1 foot in the planned parking area;
- Importation of clean material that meets the established SCOs for use as backfill, if needed;
- Installation of a soil vapor extraction (SVE) system to remove volatile organic compounds from the subsurface and to prevent off-site migration of contaminated soil vapor;
- Installation of a sub-slab depressurization system (SSDS) to mitigate the migration of vapors from the subsurface into the planned on-site residential building;
- Collection and analysis of confirmation soil and groundwater samples to document and evaluate the effectiveness of the remedy;
- Installation of a site cover system;

- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Preparation of a Site Management Plan for long term maintenance of the SVE system and SSDS;
- Recording of an Environmental Easement to ensure proper use of the site and to confirm that the engineering controls (SVE system and SSDS) remain in place.

The proposed remedy was developed by 100 Union Holdings 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 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 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 0.24 acres site is bounded by Middleton Street to the north, a small parking area and multi-story residential building to the south/southeast, Union Avenue to the west, and a New York City Transit (NYCT) substation and multi-story residential buildings to the east. The site was occupied by a church and residential dwelling between 1887 and 1935. The site was vacant and undeveloped by approximately 1950. The site was utilized for auto sales with a one-story building in the northern portion between 1965 and 1991, and as an auto repair shop and junkyard from 1992. The site is currently vacant. The proposed development includes construction of a new 6-story residential building with accessory at-grade parking.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224274) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are metals and semi-volatile organic compounds (SVOCs) in soil which are consistent with the presence of contaminated fill; metals, SVOCs and chlorinated volatile organic compounds (CVOCs) such as tetrachloroethene and methylene chloride in groundwater; and CVOCs in soil vapor.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program 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>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



Figure 1 - Site Location Map
100 Union Avenue Redevelopment Site
Site No. C224274





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Contact: Shaun Bollers, (718) 482-4096, shaun.bollers@dec.ny.gov