



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Jean's Place
485 Van Sinderen Avenue
Brooklyn, NY 11207

May 2022

SITE No. C224275
NYSDEC Region 2

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224275>
and at these locations:

*(*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)*

Brooklyn Public Library – Stone Avenue Branch

581 Mother Gaston Boulevard
Brooklyn, N Y 11212
718-485-8347

Brooklyn Community Board 5

Melinda Perkins, District Manager
127 Pennsylvania Avenue, 2nd Floor
Brooklyn, N Y 11207
929-221-8261
mperkins@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Michael MacCabe, P.E. Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Project-Related Health Questions

Arunesh Ghosh
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
518-486-1443
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 Jean's Place site ("site") located at 485 Van Sinderen 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 poses a significant threat to public health.

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 04 through June 17, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224275/>.
- Documents also are available at the locations 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 contaminated soil to a depth of approximately 2 feet below grade across the site;
- Collecting and analyzing confirmation soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Installing and operating a soil vapor extraction (SVE) system to remove volatile organic compound (VOC) vapors from the sub-surface;
- Installation and operation of a sub-slab depressurization system (SSDS) to mitigate the migration of VOCs into the proposed building;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

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The proposed remedy was developed by Jean's Place Housing Development Fund Corporation and Jean's Place One Limited Partnership ("applicants") 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 submitted concurrently with the Remedial Action Work Plan 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 applicants 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 0.59-acre site is currently an empty lot and bound by medical clinic to the north, a new residential building, and private residences to the east and Van Sinderen Avenue to the west. An apartment building was recently constructed adjacent to the southern site boundary. There are elevated Metropolitan Transit Authority (MTA) subway tracks above Van Sinderen Avenue to the west and elevated MTA subway tracks above Livonia Atlantic Avenue to the south. The site was developed by 1905 and used for industrial and manufacturing purposes, including furniture, sash, door and blind manufacturing and woodworking until 2015. The proposed site redevelopment includes a nine-story residential building for affordable and supportive housing for senior citizens.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224275) 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 VOCs and semi-volatile organic compounds (SVOCs). SVOCs associated with historic fill are present in soil across the site to approximately two feet below grade. Chlorinated VOCs are present at elevated concentrations in 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 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

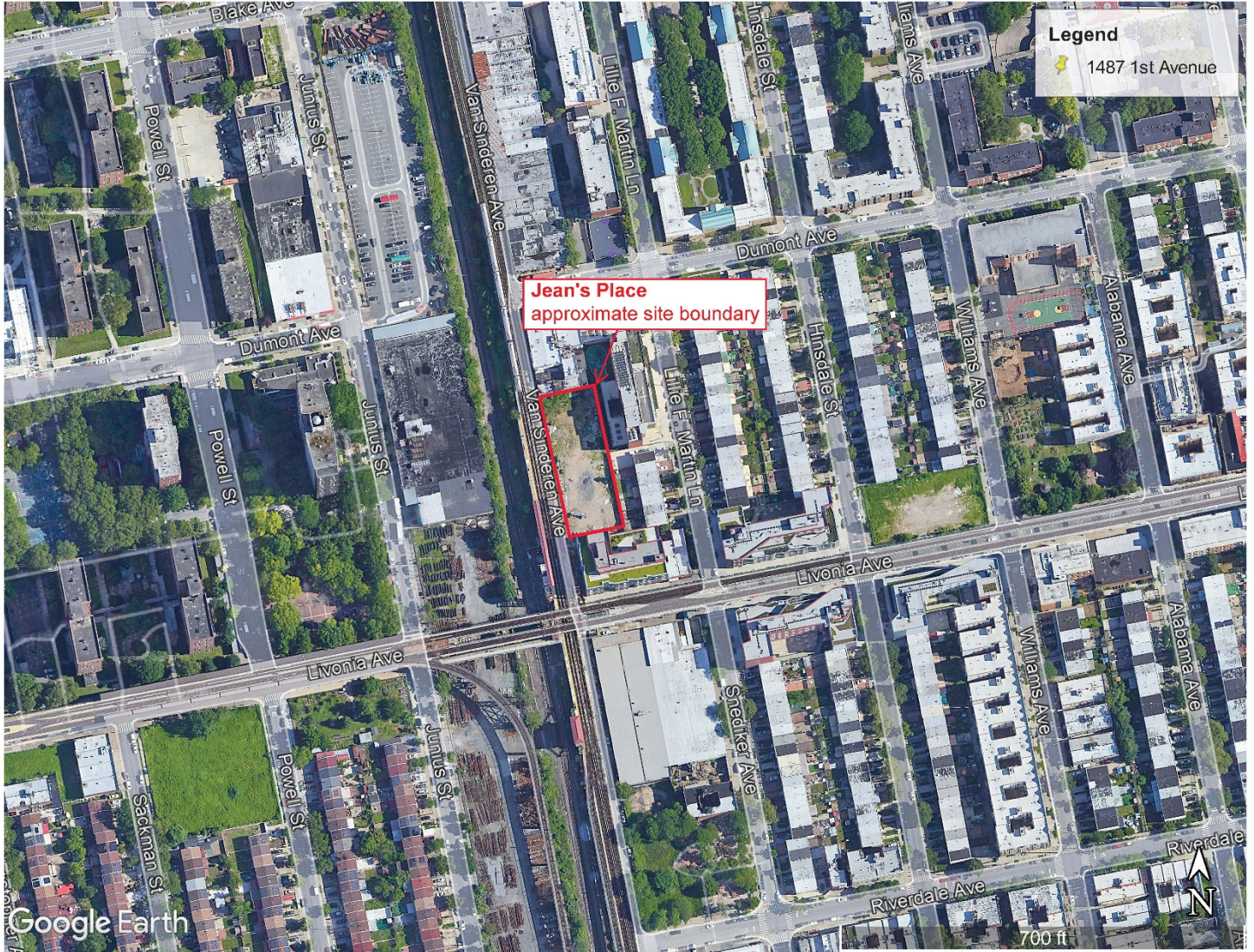
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





Translation Available. Don't see your language? Ask!

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简体字 Simplified Chinese	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。
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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Języki Polski Polish	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: Michael MacCabe, 518-402-9687, michael.maccabe@dec.ny.gov