



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224305/>
and at these location(s):

**Brooklyn Public Library –
*Bedford Branch**
496 Franklin Avenue
Brooklyn, NY 11238
Call for hours: (718) 623-0012

**The Bedford Branch Library is temporarily closed for renovations. If you are unable to access the documents through the Community Board or the DECinfo Locator link, please contact the NYSDEC project manager listed below.*

Brooklyn Community Board No. 3
Restoration Plaza
1360 Fulton Street, 2nd Floor
Brooklyn, NY 11216
Phone: (718) 622-6601
bk03@cb.nyc.gov

Who to Contact:

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

Project-Related Questions
Bryan Wong, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4905
yukyin.wong@dec.ny.gov

Project-Related Health Questions
James Sullivan
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-5584
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

Atlantic Brooklyn Project
1045-1065 Atlantic Avenue
Brooklyn, NY 11238

December 2022

SITE No. C224305
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 New York State Department of Health (NYSDOH), to address contamination relate to the Atlantic Brooklyn Project site ("site") located at 1045-1065 Atlantic Avenue in Brooklyn, NY. Please see the map for the site location.

Based on findings of the investigation, NYSDEC in consultation with the New NYSDOH has determined that the site is a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the potential for human exposure to the site related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan, call a Draft Remedial Action Work Plan (RAWP)' for 45 days, from **December 8, 2022 through January 22, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224305/>.
- 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 Action Work Plan: The proposed remedy for the site is Track 2 and track 4 cleanup which consist of:

- Installation of support of excavation (SOE) to support remedial excavation.
- Removal of underground storage tanks (USTs) and oil water separators (OWSs), if present;
- Excavation of soil exceeding Restricted-Residential Soil Cleanup Objectives (SCOs) in the upper 15 feet within the Track 2 portion of the site.
- Excavation of soil exceeding Restricted-Residential SCOs in the upper 2 feet within the Track 4 portion of the site.
- Collection and analysis of confirmation soil samples to evaluate the effectiveness of the remedy;
- 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 residual volatile organic compound (VOC) impact from the remaining soil;

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- Installation of a sub-slab depressurization system (SSDS) to protect the occupants of the proposed new building;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential/commercial/industrial use SCOs;
- Implementation of a required Site Management Plan (SMP) for long term maintenance of the engineering controls;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground-intrusive activities.

The proposed remedy was developed by Atlantic Brooklyn, LLC and 1065 Atlantic Avenue LLC (“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 for the site in March 2022 and is available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the RAWP as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy become 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 1.07-acres and is comprised of five lots that have since been merged into one lot. The properties located to the north are used for residential and commercial purposes. The properties to the south, east, and west are utilized for commercial purposes. The site is currently developed with a two-story building utilized for auto repairs and office space, a concrete paved lot, a one-story building with two commercial units and a small paved rear yard, a one-story building utilized for plumbing supplies, and a one-story building utilized for storage. Each of the spaces is currently vacant. Previously, the site had been used for a variety of industrial purposes, including automotive repairs, a wagon house, beer bottling, a candy factory and stable, a used car lot, a furniture repair shop, a parking garage, metal manufacturing that included assembly and painting activities, and for petroleum deliveries.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224305) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds (CVOCs), semi-volatile organic compounds (SVOCs), and metals. The CVOCs and metals (specifically cadmium and chromium) are predominantly found in the western portion of the site and SVOCs and several other metals are present site-wide in soil. CVOCs were detected in groundwater 75 feet below grade at concentrations slightly exceeding groundwater standards. CVOCs were also detected in soil vapor throughout the western portion of the Site. The Site will be redeveloped through the construction of a 17-story mixed-use commercial and residential building.

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:
<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

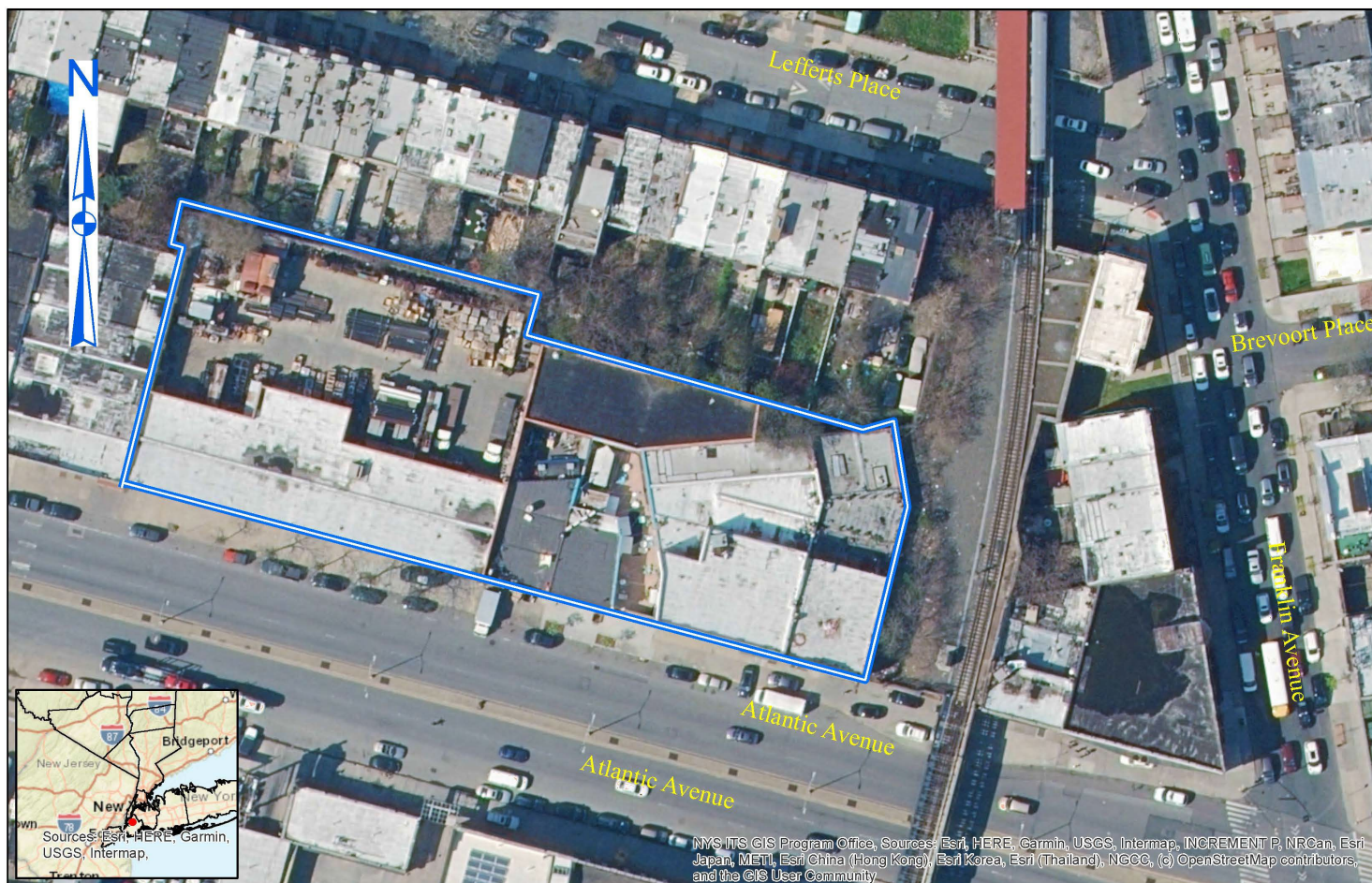
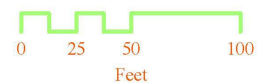


Figure 1 - Site Boundary Map
Atlantic Brooklyn Project
Site No. C224305





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Contact: Bryan Wong, (718) 482-4905, yukyin.wong@dec.ny.gov