



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224299/>
and at these location(s):

(*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)

Document Repository Name

Brooklyn Public Library
Coney Island Branch
1901 Mermaid Avenue
Brooklyn, NY 11224
Attn: Boris Loseley
Phone: (718) 265-3220

Brooklyn Community Board 13

Joann Weiss, Chairwoman
Eddie Mark - District Manager
1201 Surf Avenue, 3rd Floor
Brooklyn, NY 11224

[Key project documents and project
summary also are available on the
NYSDEC website at:

<https://www.dec.ny.gov/chemical/37550.html>

Who to Contact

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

Project-Related Questions

Nathan Freeman, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
518-402-9767
nathan.freeman@dec.ny.gov

Project-Related Health Questions

James Sullivan, Project Manager
NYSDOH
Empire State Plaza,
Corning Tower Room 1787
Albany, NY 12237
518-402-7853
beeji@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

Surf Avenue Railroad
Cleaners Site
2910 West 15th Street
Brooklyn, NY 11224

SITE No. C224310

NYSDEC REGION 2

March 2021

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 Surf Avenue Railroad Cleaners site ("site") located at 2910 West 15th 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. This decision is based on the nature of the existing contaminants identified at the site and the potential for human exposure to site-related contaminants.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 24 through May 7, 2021.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224310/>.
- 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 Conditional Unrestricted Use remedy consists of:

- Excavation and proper off-site disposal of contaminated fill and soil from the top five feet of the site and from deeper "hot spot" areas, which were encountered at up to 12.5 feet below grade in certain locations.
- Installation of a sealing vapor barrier and active sub-slab depressurization system (SSDS) to mitigate the potential vapor intrusion (VI) risks.
- Installation of a groundwater well network to monitor the contaminant concentrations in groundwater post-remediation and to document that groundwater remedial objectives have been achieved within five-year period.
- If an unrestricted use remedy is not achieved, implementation of a Site Management Plan (SMP) for the long-term management of the site and imposition of an Environmental Easement to restrict the site use to restricted residential.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Surf Avenue L/CAL 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 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 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 site consists of formerly seven contiguous lots totaling 1.521-acre in size (Block 7063 Lots 12, 32, 33, 38, 39, 40 and 41) on the Kings County tax map, which have now been consolidated into Block 7063 Lot 12, and is bounded by residential and commercial buildings to the north, Surf Avenue to the south, West 15th Street to the east, and West 16th Street to the west. It is currently a public parking lot improved with a small parking attendant shed. Previously, the site had been used as a laundry, possible dry cleaners, a tinsmith, a printing company and a railroad. The planned redevelopment of the site includes a multi-family development with retail on the ground floor and a parking garage. Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224310) 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 volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals and pesticides, which are present site-wide in soil and groundwater and VOCs 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>

BROWNFIELD CLEANUP PROGRAM

Site Location Map



 - Site Boundary