



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224322/>
and at these location(s):

Brooklyn Public Library - Brownsville Branch

61 Glenmore Avenue
Brooklyn, NY 11212
(718) 498-9721

Brooklyn Community Board 16
444 Thomas Boyland Street, Rm. 103
Brooklyn, NY 11212
(718) 385-0323
bk16@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Tara Rutland, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7015
(518) 402-9625
tara.rutland@dec.ny.gov

Project-Related Health Questions
Sarita Wagh
NYSDOH
Bureau of Environmental Exposure
Investigation
ESP Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
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

2435 Pacific Street
2435 Pacific Street
Brooklyn, NY 11233

May 2022

SITE No. C224322
NYSDEC REGION 2

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 2435 Pacific Street site ("site") located at 2435 Pacific Street, Brooklyn, NY. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by 2435 Pacific Street LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **May 4 through June 3, 2022**.

- Access the RIWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C224322/>.
- 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs), metals and PCBs in soil and/or soil vapor on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor; and
- Installing and sampling ground water wells to monitor impacts from areas of concern on-site and assess groundwater quality across the site.

BROWNFIELD CLEANUP PROGRAM

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The site is a 0.8-acre vacant parcel located in an urban setting, comprised of two contiguous tax lots (Lot 46 to the east and Lot 58 to the west) on the northern side of Pacific Street, between Sackman Street to the west and East New York Avenue to the east. The site is comprised primarily of vacant, grassy land. Gravel and paved surface areas are located along the western and southern property borders, respectively. Chain-link fences and concrete block walls define the property borders. The project site was first developed for commercial and manufacturing use sometime between 1908 and 1928. Known commercial uses have included a large automobile garage (capacity of 130 cars, containing gasoline tanks) on Lot 46, subsequently used as a manufacturing facility for elevators, lamps and clothing, and a warehouse on Lot 58 that was occupied by a clothing manufacturer and several retail stores. On-site buildings were demolished by the 1980s (on Lot 58) and 2007 (on Lot 46).

Current development plans for the site include the construction of a new ten-story mixed-use building (including residential dwellings) with a footprint of approximately 20,800 square feet. The building will be constructed with a partial cellar requiring excavation to 11 to 13 feet below ground surface (bgs) and crawl spaces requiring excavation to four feet bgs. The remaining northern portion will be utilized as a rear yard.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224322) at:

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

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:

<https://www.dec.ny.gov/chemical/61092.html>

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

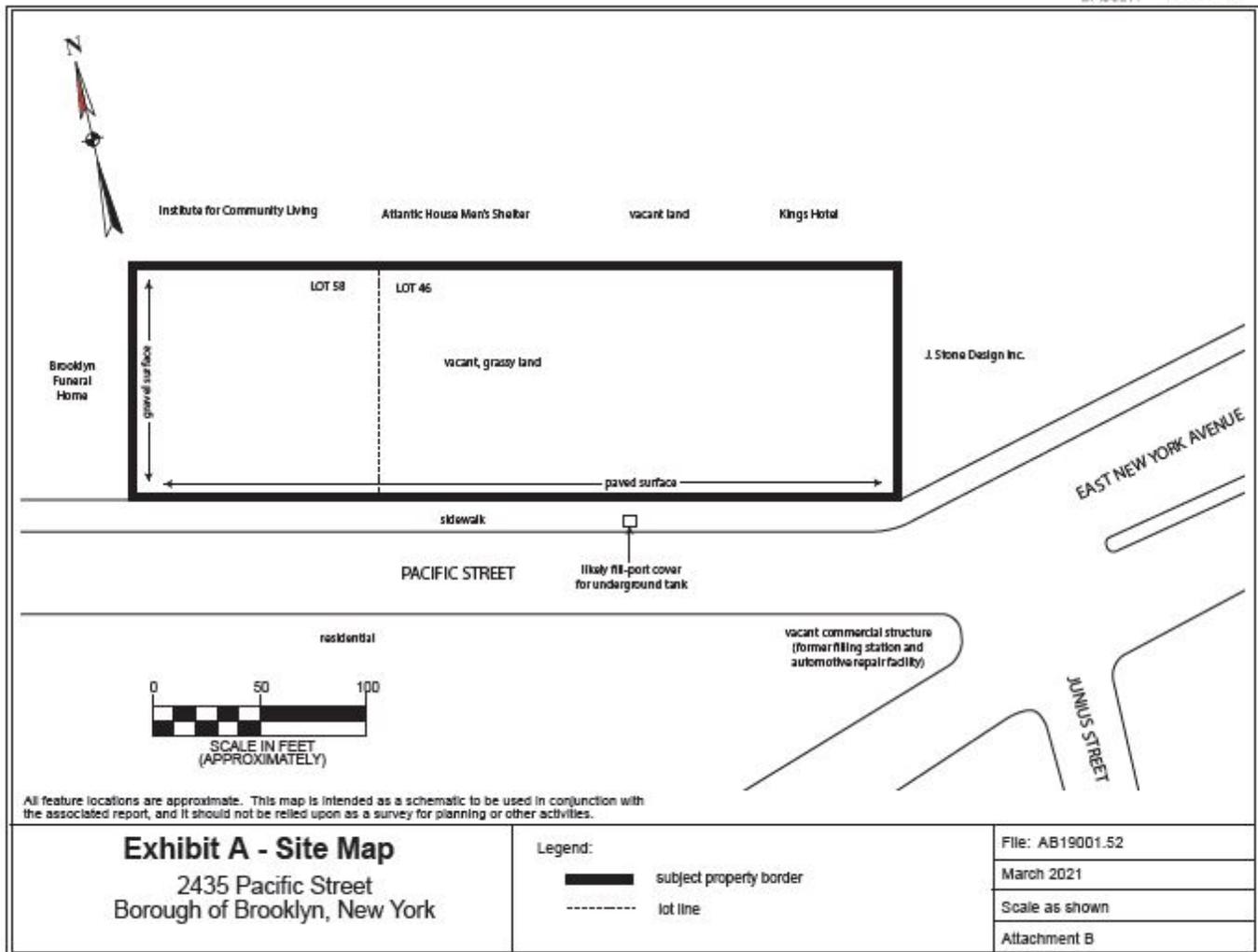
DECinfo Locator

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

GALLAGHER
BASSETT TECHNICAL
SERVICES





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

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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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Contact: Tara Rutland, (518) 402-9625, tara.rutland@dec.ny.gov