



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224220/>
and at these location(s):

Carroll Gardens Branch Library*

396 Clinton Street
Brooklyn, NY 11231
Tel: (718) 596-6972

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11231
Tel: (718) 643-3027

(*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online DECinfo Locator, please contact the NYSDEC project manager listed below for assistance.)

Who to Contact

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

Project-Related Questions

Richard Mustico, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
Tel: (518) 402-9647
Email: richard.mustico1@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Room 1787
Tel: (518) 473-4671
Email: bee1@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

473 President Street
473 President Street
Brooklyn, NY 11215

SITE No. C224220
NYSDEC REGION 2

October 2020

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 473 President Street site ("site") located at 473 President Street, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 473 President LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224220/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in December 2020 and last about six months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Removal of three underground storage tanks (USTs) and any other encountered USTs;
- Excavation and off-site disposal of contaminated soil to restricted residential soil cleanup objectives (RRUSCOs) to allow for installation of a composite cover system comprised of a building foundation slab and/or 2 feet of clean fill;
- Excavation and off-site disposal of several contaminated soil source areas identified in the northwestern and southwestern portions of the site;
- Design and implementation of an in-situ ("in-place") remedy to treat petroleum and chlorinated volatile organic compounds (CVOCs) contamination in soil, groundwater, and soil vapor;
- Design and installation of a sub-slab depressurization system (SSDS) system below occupied portions of the lowest level of the proposed buildings to mitigate soil vapor intrusion (SVI), where necessary;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementation of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the environmental easement; and

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to control future land use and to prevent future exposure to any contamination remaining at the site.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion (COC). In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: The site is 0.46-acres and is bordered on the west by an electronics waste recycler, on the east by a casket company, on the north by a shuffleboard club, and on the south by President Street. The contamination which will be addressed by the cleanup program includes petroleum-related and chlorinated VOCs, semi-volatile organic compounds consisting primarily of polycyclic aromatic hydrocarbons, lead, mercury, and arsenic. The site has an industrial history dating to the 1880s. The site is currently an inactive warehouse which was previously used for bicycle sales and

repair. The site was fully vacated in December 2019 and is currently unoccupied. Future development of the site includes a planned multi-story, mixed use commercial and residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224220) at:

<https://www.dec.ny.gov/cfm/externalapps/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 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

