

# 473 President Street

## Brownfield Cleanup Program

Site No. C224220

499 President Street

Brooklyn, NY 11215



Department of  
Environmental  
Conservation

December 2025

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 473 President Street site ("site") located at 499 President Street, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by MCP President LLC, 473 President LLC, and Gowanus President Owner LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the approved Remedial Action Work Plan (RAWP) and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224220/>.
- Documents also are available at the locations identified under "Where to Find Information."

## Highlights of the Site Cleanup

The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 3,200 tons of non-hazardous and/or petroleum-impacted soil/fill exceeding applicable Protection of Groundwater Soil Cleanup Objectives (POGSCOs) and/or Restricted-Residential Soil Cleanup Objectives (RRSCOs), the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Implementation of a Community Air Monitoring Program (CAMP) and Health and Safety Plan (HASP) for the protection of on-site workers, community, and the environment during remediation and construction activities.
- Underground Storage Tanks (UST) – Three USTs were decommissioned and removed from the site with updated registrations with the NYSDEC Petroleum Bulk Storage (PBS) database.
- Remedial System Installation – An in-situ ("in-place") remedy consisting of an air sparge/vapor collection (AS/VC) and a soil vapor extraction (SVE) system below a vapor barrier to continually treat the petroleum and chlorinated volatile organic compound (CVOC) contamination in soil, groundwater, and soil vapor. The AS/VC system is a technology used to remove VOCs from groundwater and soil by injecting air into the groundwater table below the building through injection wells, forcing migration of VOCs from groundwater into soil vapor, where it is captured by a network of lateral piping below the building, and transported through an above-grade treatment system before discharge to the atmosphere. SVE is a technology used to treat residual VOCs in the soil. VOCs removed from the subsurface are captured within extraction wells and treated before discharge to the atmosphere.

- Submembrane Depressurization (SMD) System – Installation of an SMD system below any occupied portions of the lowest level of the buildings outside of the AS/VC/SVE system treatment zones to mitigate soil vapor intrusion into the building. The SMD system collects soil vapor below the building before discharge to the atmosphere via a lateral perforated piping network below the building slab, connected to a roof-mounted blower.
- Groundwater Monitoring – Three groundwater monitoring wells were installed for routine monitoring of groundwater on-site during treatment by the remedial system.
- Site Cover System - The new development will maintain a site cover, which consists of the concrete building foundation slab below the on-site buildings and/or 2-foot clean soil cover in landscaped areas. The soil cover was placed over a demarcation layer.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

## Next Steps

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicants would be able to redevelop the site after receiving a COC. In addition, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

## Site Description

The site is located at 499 President Street in the City of New York, Borough of Brooklyn and is identified as a portion of Block 440, Lot 1 on the New York City Tax Map. The site is 0.46-acres and is located on the city block bordered by BCP Site No. C224318 (514 Union Street) to the north, BCP Site No. C224309 (President Street Properties) to the east and west, and President Street to the south. Historic site uses have included a sash and door factory (1886), a trim and planning mill (1904 to 1915), a soda bottling company (1938 to 1950), a die cutting facility (1959 to 2014), a metal manufacturing company (1969 to 1992), and a warehouse (1990s to 2019).

The site, combined with adjoining BCP Site No. C224309, is being redeveloped into a 1.17-acre development improved with a multi-story, mixed-use commercial and residential building with a parking garage. The cleanup standard for the site is a Track 4 remedy.

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://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

## Stay Informed with DEC Delivers

**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.**

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

## CONTACT INFORMATION

### Project-Related Questions

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### Project-Related Health Questions

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## WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C224220/>

### Brooklyn Public Library

#### Park Slope Branch

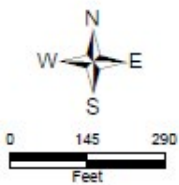
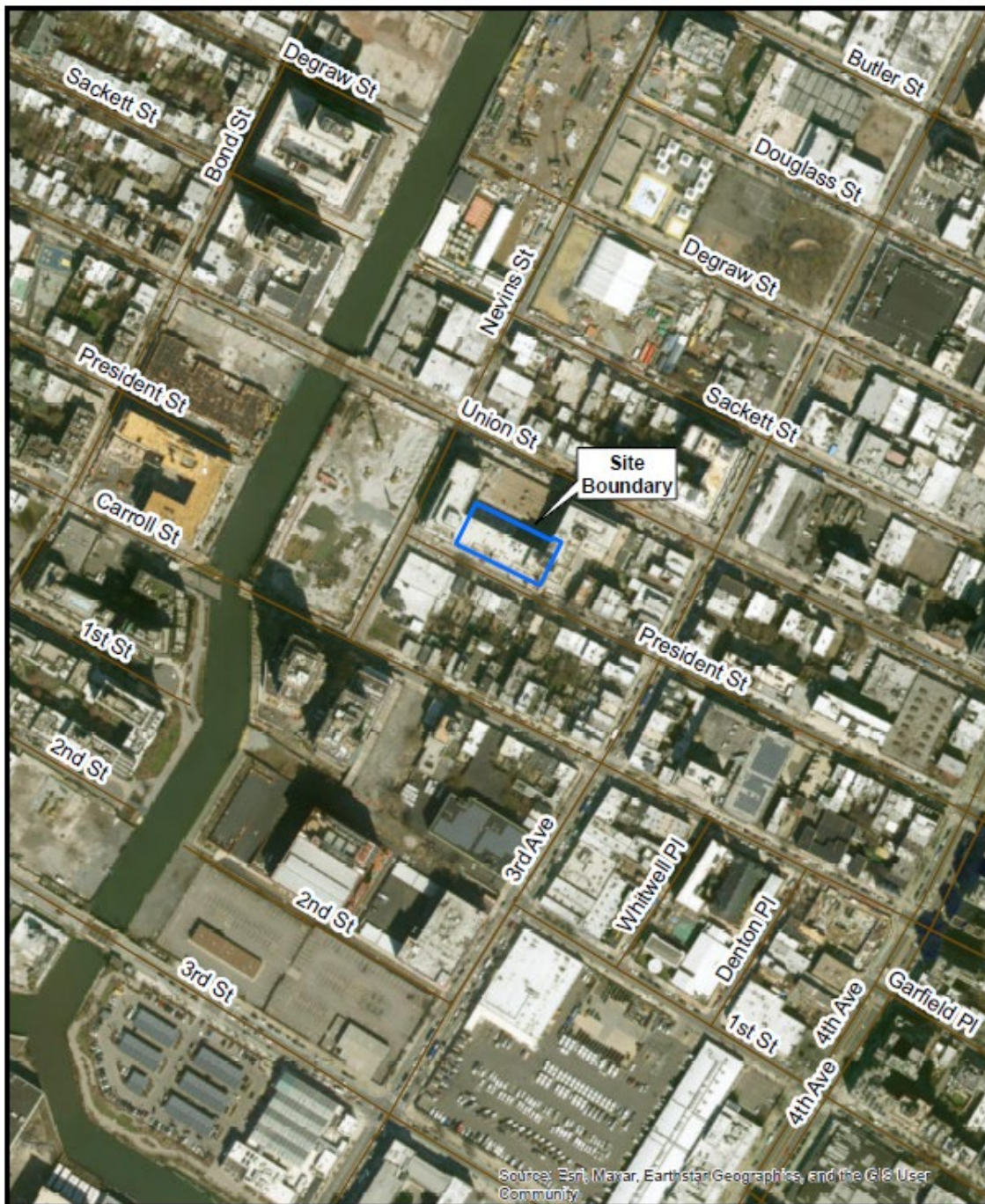
431 6th Avenue  
Brooklyn, NY 11215

### Brooklyn Community Board 6

250 Baltic Street  
Brooklyn, NY 11201  
(718) 643-3027  
[Email: info@bkcb6.org](mailto:info@bkcb6.org)



## Site Location



**Site Map**  
473 President Street  
499 President Street  
City of Brooklyn, Kings County  
Site No. C224220





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