

473 President Street

Brownfield Cleanup Program
Site No. C224220
Brooklyn, Kings County



Department of
Environmental
Conservation

January 2026

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 473 President Street site ("site") located at 499 President Street, Brooklyn, NY, Kings County, under New York State's Brownfield Cleanup Program, have been met. Please see the map for the site location.

The 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). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224220/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been completed to achieve the cleanup action objectives:

- Excavation - Excavation and off-site disposal of about 3,200 tons of soil and fill that exceeded applicable Protection of Groundwater Soil Cleanup Objectives or Restricted-Residential Soil Cleanup Objectives , 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") mechanical system consisting of an air sparge/vapor collection 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 system is a technology used to remove CVOCs from groundwater and soil by injecting air into the groundwater table below the building through injection wells, forcing migration of CVOCs 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.
- Submembrane Depressurization (SMD) System – Installation of an SMD system below any occupied portions of the lowest level of the buildings outside of the 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.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Submembrane Depressurization System
- Air Sparge/Vapor Collection
- Soil Vapor Extraction

Next Steps

With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 site achieved a Track 4 cleanup 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 DEC 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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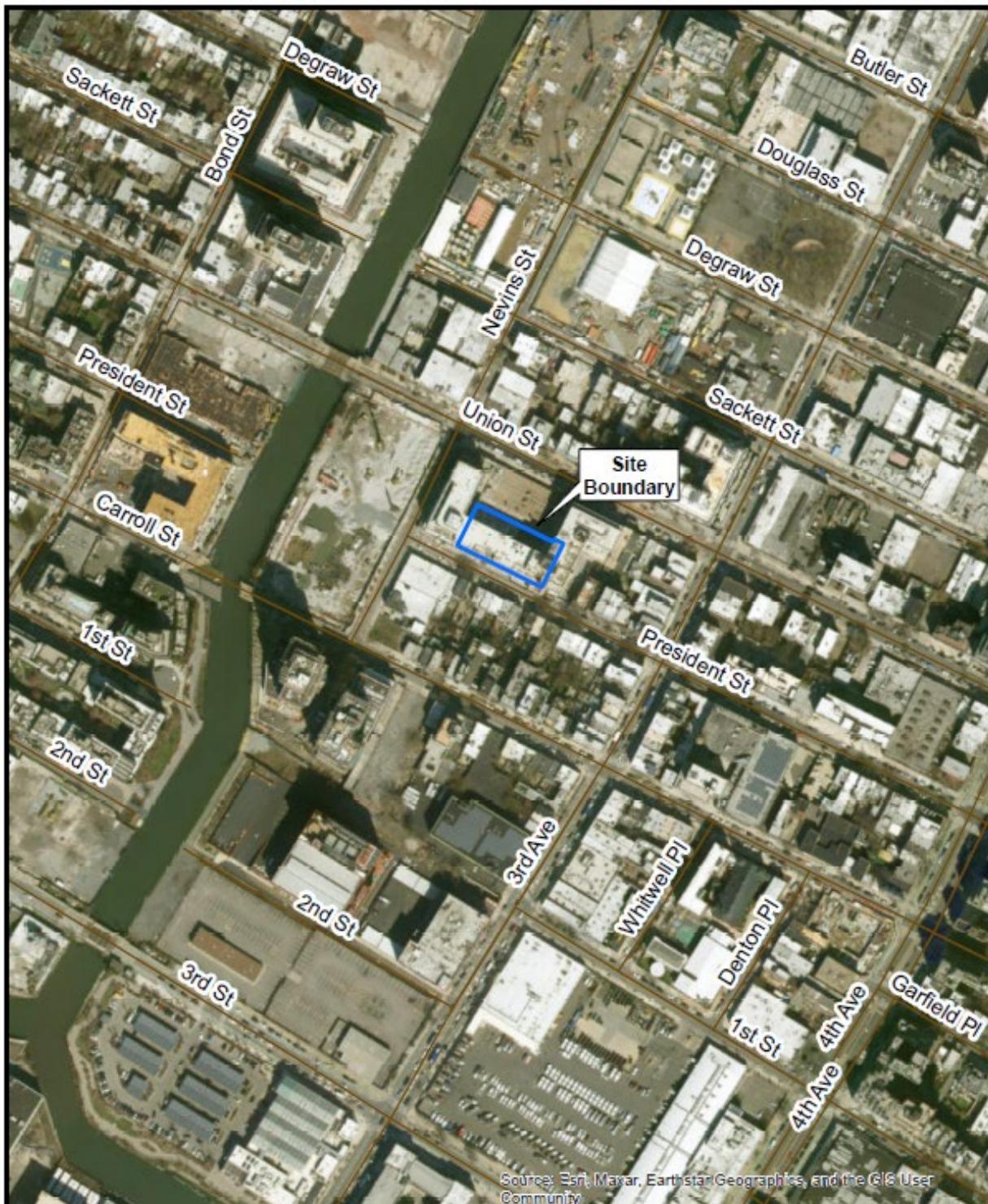
WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:
<https://extapps.dec.ny.gov/data/DecDocs/C224220/>

Brooklyn Public Library
Park Slope Branch
431 6th Avenue
Brooklyn, NY 11215
(718) 832-1853

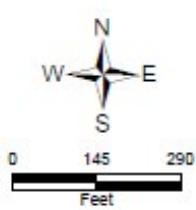
Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027
Email: info@bkcb6.org

Site Location



Site Map

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





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