

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

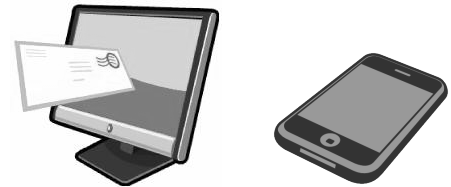
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

President Street Properties

President and Bond Streets  
Brooklyn, NY 11231

November 2022

SITE No. C224221

NYSDEC REGION 2

## Where to Find Information:

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224221/>  
and at these location(s):

### Carroll Gardens Branch Library

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

### Brooklyn Community Board 6

250 Baltic Street  
Brooklyn, NY 11201-6401  
(718) 643-3027  
[infobkcb6@gmail.com](mailto:infobkcb6@gmail.com)

## Who to Contact:

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

### Project-Related Questions

Richard P. Mustico, Project Manager  
NYSDEC  
625 Broadway, Albany, New York  
(518) 402-9647  
[richard.mustico1@dec.ny.gov](mailto:richard.mustico1@dec.ny.gov)

### Project-Related Health Questions

Angela Martin  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 11237  
(518) 473-4671  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## 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 President Street Properties site ("site") located at President and Bond Streets in Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (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.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **November 23 through January 7, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224221/>.
- 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 Track 4 remedy primarily consists of:

- Excavation to depths of about 2 to 4 feet deep to remove soil exceeding Restricted Use – Restricted Residential Use Soil Cleanup Objectives (RRU SCOs) or with nuisance odors;
- Removal and decommissioning of any encountered underground storage tanks (USTs), including a waste motor oil UST of unknown size;
- Collection and analysis of excavation bottom documentation soil samples to document post-excavation conditions in relation to SCOs;
- Importing clean material that meets the established SCOs for use as backfill;
- Soil vapor mitigation system implementation, including a vapor barrier in all buildings and sub-membrane depressurization system in two buildings;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use SCOs;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

# BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) will be required for long-term maintenance of the remedial systems;
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by President Union LLC (“applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). An August 18, 2022 Draft Remedial Investigation Report (RIR) describes the results of the site investigation and is also available at the locations identified on Page 1. The RIR is pending NYSDEC approval.

**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 about 2.1-acre site is located in the Gowanus neighborhood of Brooklyn, NY, and comprises seven parcels: 325 Bond Street (Block 438, Lot 1), 323 Bond Street (Block 438, Lot 2), 319 Bond Street (Block 438, Lot 3), 327 Bond Street (Block 445, Lot 8), 426 President Street (Block 445, Lot 20), 383 Carroll Street (Block 445, Lot 11), and former President Street (Block 445, Lot 50). The site is bound by 450 Union Street (BCP Site No. C224219) followed by Union Street to the north, the Gowanus Canal to the east, Carroll Street to the south, and Bond Street to the west.

The proposed redevelopment will include five multi-story, mixed-used buildings with a paved landscaped area and roundabout roadway in the de-mapped portion of President Street (Tax Block 445, Lot 50). The contemplated design includes commercial spaces, residential lobbies and mechanical rooms on the ground floor, and parking,

residences, and amenity spaces on the upper floors. No cellars are proposed for this development.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224221) 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 petroleum-related volatile organic compounds (VOCs) in soil, groundwater, and soil vapor, semi-volatile organic compounds (SVOCs) and metals in historic fill material, and chlorinated VOCs in groundwater and 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 SCOs 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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

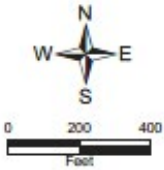
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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



**Site Map**  
President Street Properties  
Bond, Carroll, and President Streets  
City of Brooklyn, Kings County  
Site No. C224221





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Richard Mustico, 518-402-9647, richard.mustico1@dec.ny.gov**