

(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.

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# FACT SHEET

## Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

**Site Name:** 805-825 Atlantic Avenue  
**DEC Site #:** C224228  
**Address:** 805-825 Atlantic Avenue  
Brooklyn, NY 11238

Have questions?  
See  
"Who to Contact"  
Below

### 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 805-825 Atlantic Avenue site ("site") located at 805-825 Atlantic Avenue, Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224228>

#### Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program (BCP). The investigation will be performed by 550 Clinton Partners LLC and 539 Vanderbilt Partners 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 investigation work plan for 30 days, from **August 10, 2017** through **September 9, 2017**. The proposed plan is available for review at the locations identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

#### Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, soil vapor, groundwater and any other parts of the environment that may be affected.

Elements of the investigation include:

- A geophysical survey to determine if any unknown below-grade tanks exist.
- Additional soil samples at varying depths to determine the extent of metal-contaminated soil, and additional soil vapor points to confirm previous results.
- Installation of groundwater wells to determine groundwater flow direction, and current groundwater conditions.

## **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). 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 the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. 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.

## **Background**

**Location:** The site is located in an urban area in the Clinton Hill neighborhood of Brooklyn and is bounded by Atlantic Avenue to the south, Clinton Ave to the east, Vanderbilt Ave to the west, and multiple-family residential buildings to the north. The site occupies 2 tax lots (lot 1 and lot 59) forming an L-shaped area of about 23,080 square feet that faces Atlantic Avenue.

**Site Features:** The site is occupied by three automotive related businesses, two restaurants and one vacant tenant space. The unit at 809 – 813 Atlantic Avenue contains a partial cellar that is accessible via trap door on the Atlantic Avenue sidewalk. An exterior patio area is located on the southeastern portion of the property.

**Current Zoning and Land Use:** The site is located in an R7A residential district with a C2-4 commercial overlay, within an Inclusionary Housing Designated Area. It is currently used for commercial purposes.

**Past Use of the Site:** The western lot (lot 1) was previously developed with residential and retail buildings. Past uses included a plumber/carpenter shop (1887-1950) and an automotive service facility (1938-1969). A car wash was present by 1977 and is still in use.

The eastern lot (lot 59), along Atlantic Avenue, housed commercial tenants beginning in the 1930s. These included a paint and oil company, auto repair facilities, and a gas station. By the 1940's, the lot was occupied by three auto repair facilities, and the gas station, which remained until 1979. A bar and restaurant have occupied the eastern portion of the lot along Clinton Avenue from 2010 to present.

A set of six underground petroleum tanks were removed from the southeastern portion of the site in 2004, in the area of the former gas station. At that time, the soil was sampled and no exceedances were noted. The area was filled with clean material.

Site Geology and Hydrogeology: The site's subsurface consists of a layer of fill material extending to a depth of up to 13 feet below ground surface (ft bgs) on (eastern) lot 59 and up to 23 ft bgs on (western) lot 1. The fill consists of fine to medium sand with variable amounts of gravel, brick, concrete, and coal ash in the western section of the site, and fine to medium sand with varying amounts of gravel in the eastern section. Native soil has not been encountered during investigation. The area bedrock is of the Hartland formation, and is comprised of interbedded granulate, schist and amphibolite. The top of bedrock is greater than 50 ft bgs.

Depth to groundwater at a nearby site is approximately 30 feet bgs. Groundwater beneath the site is expected to flow towards the west. Regionally, groundwater is assumed to flow in a northwesterly direction toward the East River, which is approximately 1.5 miles northwest of the site.

**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: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Brooklyn Public Library - Clinton Hill Branch  
380 Washington Avenue  
Brooklyn, NY 11238  
phone: 718-398-8713

Brooklyn Community Board 2  
350 Jay Street, 8th Floor  
Brooklyn, NY 11201  
phone: 718-596-5410  
(cbk2@nyc.rr.gov)

### Who to Contact

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

#### Project-Related Questions

Ruth Curley  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9767  
Email: ruth.curley@dec.ny.gov

#### Site-Related Health Questions

Sara Bogardus  
New York State Department of Health  
Bureau of Environmental Exposure Assessment  
Corning Tower Room 1787  
Albany, NY 12237  
Tel: 518-402-7860  
BEEI@health.ny.gov

**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.**

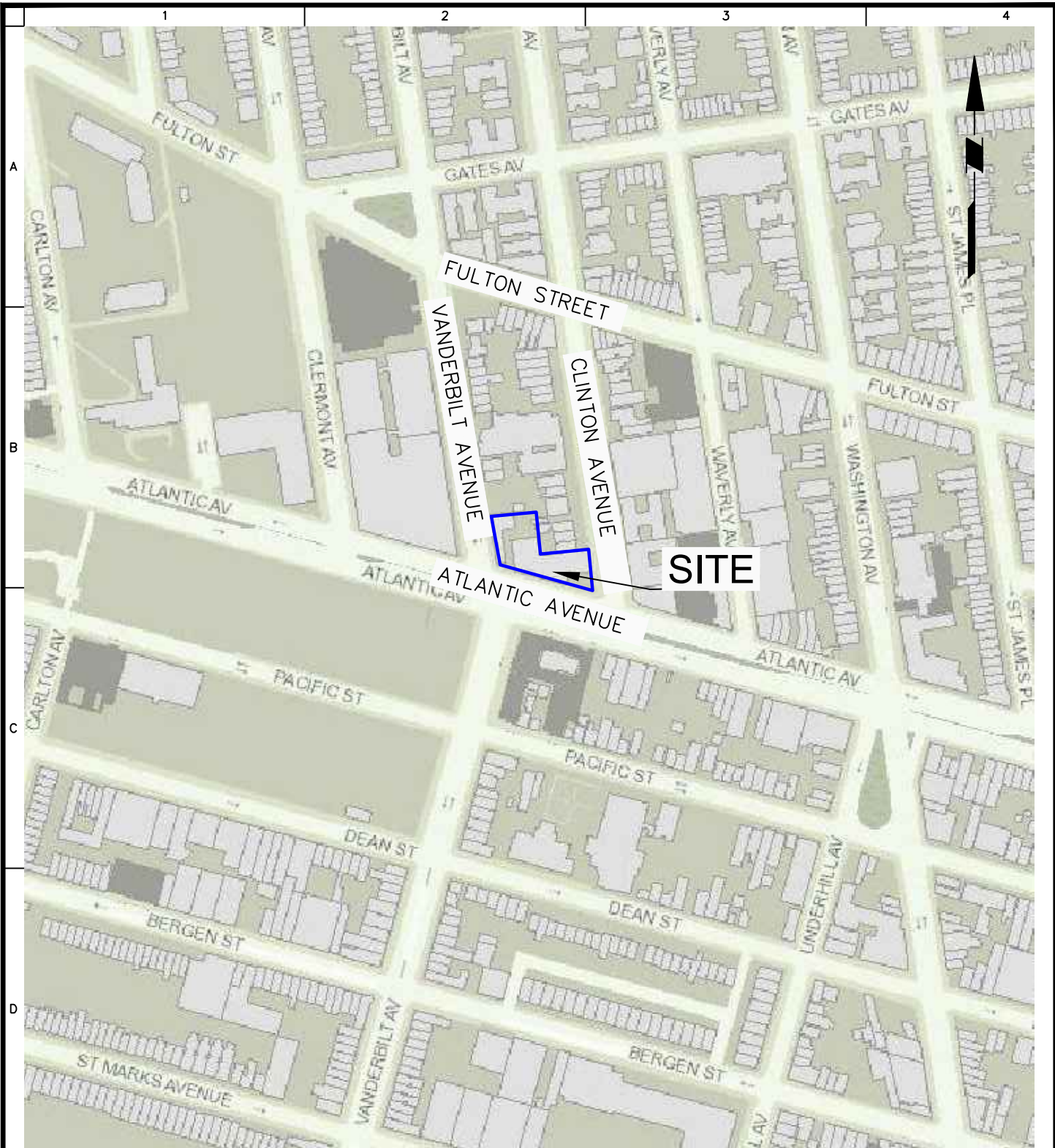
**Receive Site Fact Sheets by Email**

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.




As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

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



BASEMAP SOURCE: USGS 7.5 MINUTE-BROOKLYN, NY TOPOGRAPHIC QUADRANGLE  
 INSET MAP SOURCE: [HTTP://MAPS.NYC.GOV/DOITT/NYCITYMAP/](http://maps.nyc.gov/doitt/nycitymap/)

 - APPROXIMATE SITE BOUNDARY

 21 Penn Plaza, 360 West 31st Street, 8th Floor New York, NY 10001 T: 212.479.5400 F: 212.479.5444 <a href="http://www.langan.com">www.langan.com</a> Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan	Project	Figure Title	Project No.	Figure No.
	<b>805-825 ATLANTIC AVENUE</b>	<b>SITE LOCATION MAP</b>	170384501	<b>1</b>
	BLOCK No. 2010, LOT No. 1 & 59		Date	
			05/23/2017	
				Scale
			NTS	
			Drawn By	Checked By
			KDC	SK
			Submission Date	
				Sheet 1 of 1