



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

19 Patchen Avenue
19 Patchen Avenue
Brooklyn, NY 11221

SITE No. C224232
NYSDEC REGION 2

December 2019

Where to Find Information

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

Brooklyn Public Library

Dekalb Branch
790 Bushwick Avenue
Brooklyn, NY 11221
(718) 455-3898

Brooklyn Community Board #3

1360 Fulton Street
Brooklyn, NY 11216
(718) 622-6601

Who to Contact

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

Project-Related Questions

Chris Heller
NYSDEC Project Manager
Division of Environmental Remediation
625 Broadway 12th Fl
Albany, NY 12233-7015
(518) 402-0163
chris.heller@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH Project Manager
Empire State Plaza,
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 19 Patchen Avenue site ("site") located at 19 Patchen Avenue, Brooklyn, NY, under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 19 Patchen GP LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft 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 project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224232/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will be completed to achieve the remedial action objectives:

- Installation of both on-site and off-site sub-slab depressurization systems (SSDS);
- Maintenance of the existing site cover system;
- Installation of a vapor barrier/concrete epoxy sealant;
- Rerouting of dry-cleaning ventilation exhaust above the building roof line;
- 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; and
- Recording of an Environmental Easement 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 applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

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- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The 0.042-acre site is located in a mixed residential and commercial area in Brooklyn, and is bounded by Patchen Avenue to the west, Van Buren Street to the north, commercial and residential buildings to the east, and residential buildings to the south. The site is developed with a four-story building with commercial space on the first floor, and residential spaces on the first floor and above. The site use has been mixed residential and commercial since 1908, with a dry-cleaning facility operating for 55 years.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224232) at:

<http://www.dec.ny.gov/cfm/external/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 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:
<http://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: <http://www.dec.ny.gov/pubs/109457.html>

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Site Location Map

