

**(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:**

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

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.

# Atlantic Chestnut – Lot 3

## Brownfield Cleanup Program

Site No. C224236

275 Chestnut Street, Brooklyn, NY 11208



Department of  
Environmental  
Conservation

September 2025

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Atlantic Chestnut – Lot 3 site ("site") located at 275 Chestnut Street, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Atlantic Chestnut Affordable Housing LLC and Atlantic Chestnut III Associates, L.P. ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224236/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Cleanup activities are expected to begin in October 2025 and last about 6 months.

### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the cleanup are:

- Excavation and off-site disposal of soil/fill exceeding Restricted Residential Soil Cleanup Objectives within the upper 15 feet below grade across the entire site, and contaminant source areas (above Protection of Groundwater Soil Cleanup Objectives) to depths ranging from 17 to 25 feet below grade;
- Removal of underground storage tanks encountered;
- Installation of an active sub-slab depressurization system;
- Collection and analysis of post-excavation soil samples to confirm the effectiveness of the cleanup; and
- Importation of material that meets the established soil cleanup objectives for use as backfill, as needed;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement (EE) to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during cleanup activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

### Next Steps

After the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

## Site Description

The site is approximately 1.202 acres located at 275 Chestnut Street and is identified as Block 4143, Lot 3 on the Kings County tax map. Previously, it consisted of a series of vacant, interconnected, fire-damaged factory buildings and has been vacant since a July 2012 fire. The site is bounded to the north by the Atlantic Chestnut – Lot 2 BCP site (C224235) and Atlantic Chestnut – Lot 1 BCP site (C224234); to the east by Euclid Ave.; to the south by the Atlantic Avenue; and to the west by Chestnut Street. The site is located in an urban area predominantly consisting of residential, commercial, transportation, and manufacturing uses.

Records indicated that the site was historically developed with industrial and manufacturing uses, including the Columbia Machine Works and Malleable Iron Company, the Columbia Cable and Electric Corporation, Blue Ridge Farms, Inc. and Chloe Foods Corp. between 1908 and 2012.

The proposed development includes construction of a new 8 to 14-story mixed-use building, which will be connected to the newly constructed buildings to the north located on the Atlantic Chestnut – Lot 2 BCP site (C224235) and Atlantic Chestnut – Lot 1 BCP site (C224234). The development will be a mix of affordable residential units, with commercial space on the ground floor. NYSDEC approved an Interim Remedial Measure Work Plan to enable excavation of soil/fill along the northern portion of the site, in conjunction with the remedial excavation at Atlantic Chestnut – Lot 2. A pedestrian plaza will be constructed in this area to connect Atlantic Chestnut Lots 2 and 3.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224236) 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**

Manfred Magloire, Project Manager  
NYSDEC, Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4078  
[manfred.magloire@dec.ny.gov](mailto:manfred.magloire@dec.ny.gov)

### **Project-Related Health Questions**

Stephen Lawrence  
NYSDOH, Bureau of Environmental Exposure Investigation  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, New York 12237  
(518) 402-0450  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

## **WHERE TO FIND INFORMATION**

Access project documents through the DECinfo Locator and at these locations:  
<https://extapps.dec.ny.gov/data/DecDocs/C224236/>

### **Brooklyn Public Library**

#### **Cypress Hills Branch**

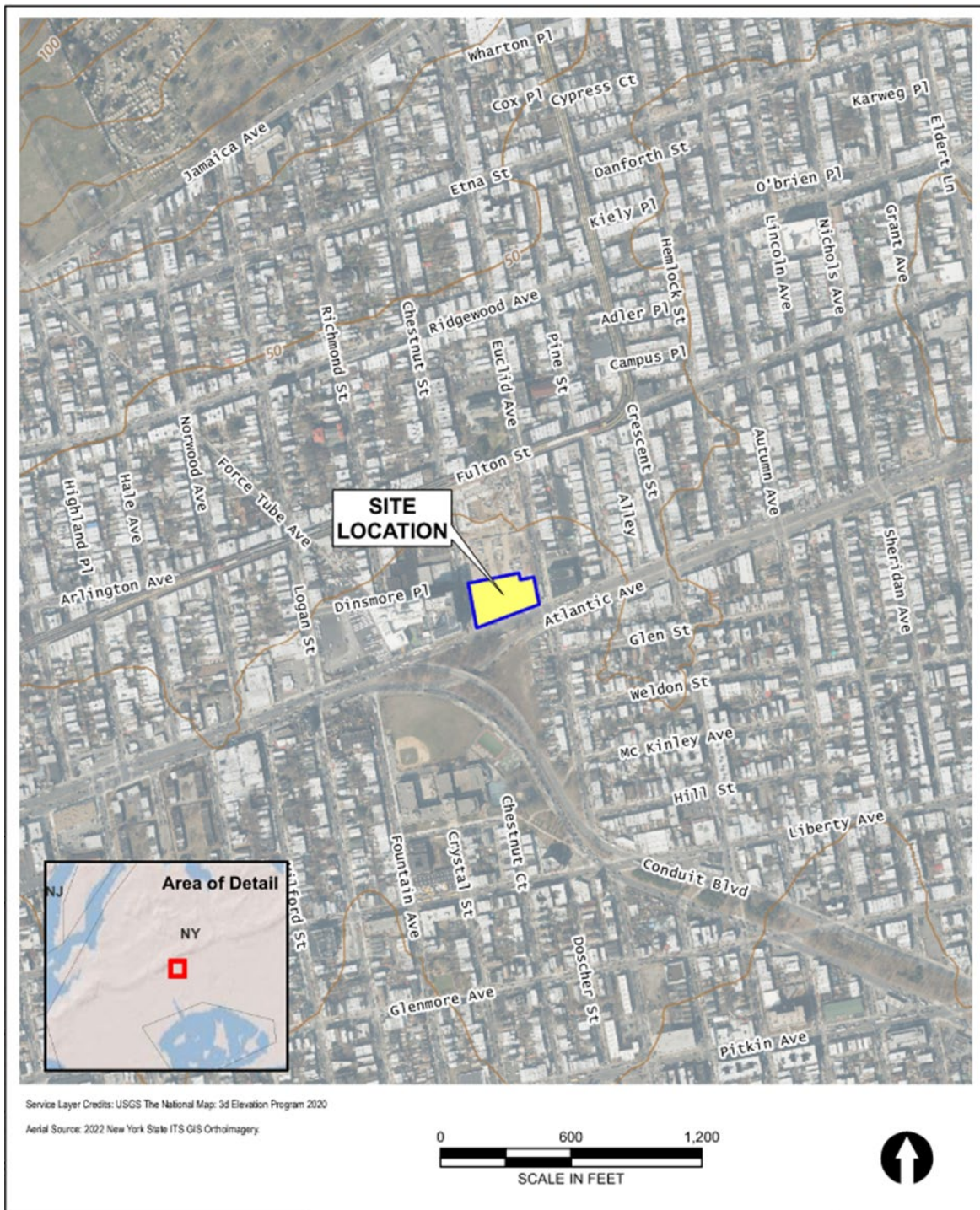
1197 Sutter Avenue  
Brooklyn, New York 11208  
(718) 277-6004

### **Brooklyn Community Board 5**

127 Pennsylvania Avenue, 2<sup>nd</sup> Floor  
Brooklyn, New York 11207  
(718) 819-5487  
[mperkins@cb.nyc.gov](mailto:mperkins@cb.nyc.gov)



## Site Location





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

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<b>Español</b> Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
<b>简体字</b> Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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<b>אידיש</b> Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערזעצן.
<b>বাঙালি</b> Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे উল্লেখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
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<b>Kreyòl Ayisyen</b> Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
<b>Italiano</b> Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
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<b>Polski</b> Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
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<b>اردو</b> Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔

Contact: Manfred Magloire, (718) 482-4078, manfred.magloire@dec.ny.gov