

## Brownfield Cleanup Program -- Fact Sheet Template Instructions

### **Fact Sheet Template #4: Before DER Approves the Remedial Work Plan. Public Comment Period Required -- if No Action or No Further Action is proposed, skip to #3)**

**Note:** Template #4 describes the proposed remedy to address contamination at the site. It identifies the dates for the 45-day public comment period. The template can identify an optional public meeting if desired.

#### **Preparation:**

- X If this is the first fact sheet being drafted for this site, it must be mailed to the entire site contact list and posted to the listserv. In this case, retain the next page as the first page of the fact sheet: “Act Now to Continue Receiving Information About This Site!” Otherwise delete. Note: the top sheet is available in [Español \(PDF\)](#).
- X Language highlighted in yellow can be customized for your site. Material in brackets is optional or an example. When done, delete highlighting and brackets.
- X Site Map – Remember to include in the last page. Note: The Office of Communications Services (OCS) can assist, if asked, to generate site maps and figures for fact sheets. Contact Mary Maguire of OCS – email: [mary.maguire@dec.ny.gov](mailto:mary.maguire@dec.ny.gov) ; phone: 518-402-5850.
- X Consider the public’s limited knowledge of the technical aspects of the project and use appropriate language, avoiding jargon and acronyms. Any technical terms that cannot be avoided should be explained and/or defined.
- X If project documents will be made available online, retain the public website information on page 1. **Update the web page address as appropriate.** Be sure the documents are posted to the web before releasing the fact sheet to the public.
- X Delete or alter “boilerplate” fact sheet language only if necessary to accurately describe the site-specific remedial project.
- X When done, check and correct any formatting issues.
- X Be sure the regional Citizen Participation Specialist has an opportunity to review the draft.
- X Project manager must create a PDF of the fact sheet being posted to the listserv.

(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

**Where to Find Information:**

*Project documents are available at the following locations to help the public stay informed.*

**Kings Bay Library**  
3650 Nostrand Avenue  
Brooklyn, NY 11229  
718-368-1709

**Brooklyn Community Board 15**  
Kingsborough Community College  
2001 Oriental Blvd,  
Room C124  
Brooklyn, NY 11235  
718-332-3008  
bkcb15@verizon.net

**Who to Contact:**

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

**Project-Related Questions**

Michael MacCabe, P.E.  
Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
518-402-9687

[michael.maccabe@dec.ny.gov](mailto:michael.maccabe@dec.ny.gov)

**Project-Related Health Questions**

Angela Martin  
Public Health Specialist  
NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
518-402-7860  
[bee@health.ny.gov](mailto:bee@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)

# FACT SHEET

## Brownfield Cleanup Program

**March 2019**

## Former Debbie Cleaners

3800-3808 Nostrand Avenue  
Brooklyn, NY 11235  
**Site No. C224237**  
NYSDEC Region 2

### 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 Former Debbie Cleaners site ("site") located at 3800-3808 Nostrand Avenue, Brooklyn, Kings County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified to the left under "Where to Find Information."

Based on the findings of the investigation, NYSDOH in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment.

**How to Comment:** NYSDOH is accepting written comments about the proposed plan for 45 days, from March 13 through April 27, 2019. The proposed plan is available for public review at the locations identified at left under "Where to Find Information." Please submit comments to the NYSDOH project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Track 4 Restricted Commercial Use remedy consists of:

- Excavation and off-site disposal of approximately 55 cubic yards soil from an area of contaminated soil in excess of soil cleanup objectives (SCOs) for Restricted Commercial Use in the rear driveway, immediately adjacent to the former location of the drycleaner;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;
- Air sparging (AS); the injection of air into the subsurface to volatilize contaminants in groundwater; will be implemented along with soil vapor extraction (SVE) which will apply a vacuum to remove volatilized contaminants from soil and groundwater;
- If applicable, a sub-slab depressurization system (SSDS) will be installed to mitigate the migration of vapors into the building from soil and/or groundwater. An SSDS may not be necessary when the SVE is in operation but may be necessary when the SVE is suspended; and
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities.

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The proposed remedy was developed by Acadia 3780-3858 Nostrand Avenue LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", that describes the results of the site investigation was submitted concurrently with the remedial action work plan and is also available for review at the locations identified on Page 1.

**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 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 site is located within an urban area at 3800-3808 Nostrand Avenue, Brooklyn, between Avenue Y and Avenue Z. The BCP site is near the north end of the Nostrand Place strip mall and is defined as a portion of the strip mall consisting of four tenant spaces and the driveway behind them. From approximately 1959 through 1985, a portion of the site was occupied by Debbie Cleaners; the probable cause of the dry cleaning-related chlorinated solvent contamination in soil, groundwater and soil vapor. The former location of Debbie Cleaners is presently occupied by a bank.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224237) at:

<http://www.dec.ny.gov/cfm/externalapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are volatile organic compounds (VOCs) related to dry cleaning operations tetrachloroethene (PCE), trichloroethene (TCE), dichloroethene (DCE) and carbon tetrachloride.

**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 the 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.*

## 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:

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



# BROWNFIELD CLEANUP PROGRAM

Site Location Map

