



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

Dumont Commons, L.P.  
395-427 Dumont Avenue  
Brooklyn, NY 11212

**SITE No. C224253**  
**NYSDEC REGION 2**

September 2020

### Where to Find Information:

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

(\*Repositories are temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.)

**Brooklyn Public Library  
Stone Avenue Branch**  
581 Mother Gaston Blvd.  
Brooklyn, NY 11212  
(718) 485-8347

**Brooklyn Community Board 16**  
444 Thomas Boyland Street  
Rm. 103  
Brooklyn, NY 11233  
(718) 385-0323

### Who to Contact:

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

**Project-Related Questions**  
Dan McNally, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233  
(518) 402-9767  
[daniel.mcnally@dec.ny.gov](mailto:daniel.mcnally@dec.ny.gov)

**Project-Related Health Questions**  
Sarita Wagh  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Corning Tower  
Empire State Plaza  
Albany, NY 12237  
(518) 402-7860  
[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)

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Dumont Commons site ("site") located at 395-427 Dumont 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 Trinity Northeast Brooklyn Limited Partnership ("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/C224253/>.
- 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 completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 15,600 tons of contaminated soil exceeding the Unrestricted Use soil cleanup objectives (UUSCOs), the site-specific cleanup criteria. No fill material was imported to replace the excavated soil.
- Endpoint Sampling - Confirmation soil sampling was completed after the conclusion of site excavation which confirmed achievement of the intended UUSCOs.
- Vapor Barrier - A vapor barrier was installed below the newly constructed on-site building to protect against soil vapor intrusion.
- Vapor Intrusion Evaluation - A soil vapor intrusion evaluation was completed for the new on-site building.

**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 site is located in the Brownsville section of Brooklyn within a block formed by Mother Gaston Blvd. to the west, Blake Avenue to the north, Powell Street to the east, and Dumont Avenue to the south. Multi-story residential buildings, part of an apartment complex known as the Van Dyke Houses, are located immediately to the east and west. The Van Dyke Housing Community Center and outdoor community facility area is located directly north of the site (see attached figure). The site is about 31,500 square feet in area and previously covered with asphalt and concrete. Historic use of the site included manufacturing, cold storage, and office space. The site is currently being redeveloped into a 12-story mixed use building with affordable housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224253) at:

<http://www.dec.ny.gov/cfm/extapps/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>

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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](http://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 – Dumont Commons

395-427 Dumont Avenue  
Brooklyn, NY 11212

