

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

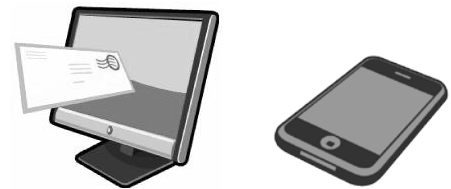
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

# FACT SHEET

## Brownfield Cleanup Program

2840 Atlantic Avenue Site  
Brooklyn, New York 11207

**SITE No. C224255**  
**NYSDEC REGION 2**

March 2021

### Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224255/> and at these location(s):

**Arlington Branch, Brooklyn Public Library**  
203 Arlington Avenue  
Brooklyn, NY 11207

**Brooklyn Community Board 5**  
127 Pennsylvania Ave., Suite 201  
Brooklyn, NY 11207  
(718) 819-5487

### Who to Contact

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

#### Project-Related Questions

Steven Scharf, P.E.  
NYSDEC  
625 Broadway  
Albany, New York 12233-7015  
(518) 402-9620  
[Steven.scharf@dec.ny.gov](mailto:Steven.scharf@dec.ny.gov)

#### Project-Related Health Questions

Johnathan Robinson  
NYSDOH  
Corning Tower - Empire State Plaza  
Room #1787  
Albany, NY 12237  
(518) 402-7881  
[beej@health.ny.gov](mailto:beej@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)

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 2840 Atlantic Avenue site ("site") located at 2840 Atlantic Avenue, Brooklyn, Kings County. Please see the map for the site location. The cleanup activities will be performed by Empire State Dairy LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C224255/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in early Spring 2021 and last approximately 18 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 remedy are:

- Removal of an underground storage tank (UST) located on the western portion of the site;
- Excavation of petroleum-impacted soil associated with the UST to approximately 25 feet below ground surface;
- Removal of free-phase petroleum associated with the UST *via* pumping;
- Excavation and off-site disposal of contaminated soil exceeding unrestricted use soil cleanup objectives (SCOs) on the remainder of the site, to a minimum depth of 5 feet below ground surface;
- Collection and analysis of excavation end-point soil samples and confirmatory samples to evaluate the performance of the remedy with respect to attainment of unrestricted use SCOs
- Collection and analysis of post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system over areas to address contamination remaining above restricted residential use SCOs;
- Importing clean material that meets unrestricted SCOs for use as backfill; and
- Installation of a sub-slab depressurization system and vapor barrier beneath current and future on-site buildings, as needed.

# BROWNFIELD CLEANUP PROGRAM

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation 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 applicant(s) completes 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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s) 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 Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

**Site Description:** The 0.7-acre site is bordered on the west by Schenck Avenue, on the south by residential properties, on the east by Barbey Street and on the north by Atlantic Avenue. The earliest identified use of the site included a lumber yard, retail buildings, and residences dating back to 1887. The main building was constructed and operated as a dairy and food product manufacturing facility from approximately 1908 to the mid-to-late 1970s. The site was operated as a plastics and floor tile products manufacturing facility from the 1980s until 2016. The site is currently unoccupied and the redevelopment plan is to construct affordable housing, including in the one remaining building from the prior dairy facility.

**Nature and Extent of Contamination:** Semi-volatile organic compounds (SVOCs) and metals were found in

surface and subsurface soil at concentrations above unrestricted and restricted residential use soil cleanup objectives. SVOCs and metals are present at depths up to five feet below grade and are likely the result historic fill, which is present throughout the site. Petroleum-related compounds in soil related to a closed-in-place 5,000-gallon fuel oil tank are significantly deeper. Groundwater is also contaminated with petroleum-related compounds above ambient water quality standards and guidance values.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224255) at:

<https://www.dec.ny.gov/cfm/xtapps/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 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:

<https://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)

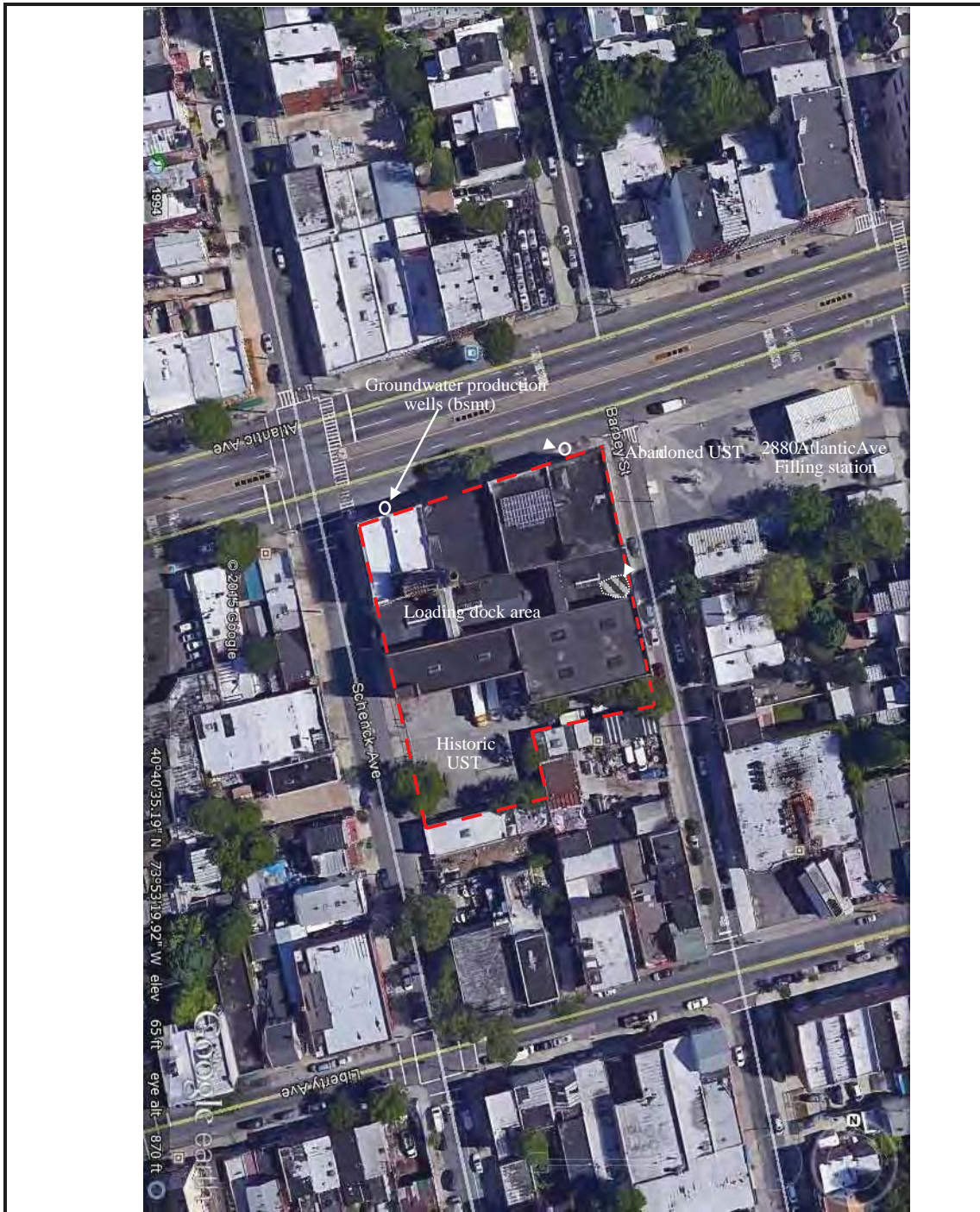
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location



<p>Figure 1: SITE DIAGRAM</p>	<p>SCALE: (Not to Scale)</p>	<p>N ↑</p>
<p>----- Site Boundary UST- Underground Storage Tank</p>	<p><b>Project:</b> 2840 Atlantic Avenue <b>Location:</b> Brooklyn, NY <b>Project No.:</b> C224255</p>	