



Department of  
Environmental  
Conservation

### Where to Find Information:

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

<https://extapps.dec.ny.gov/data/DecDocs/C224256/>

### Red Hook Library

7 Wolcott Street  
Brooklyn, NY 11231  
Phone: (718) 935-0203

### Borough Community Board 6

250 Baltic Street  
Brooklyn, NY 11201  
Phone: (718) 624-3027  
Email: [info@brooklyncb6.org](mailto:info@brooklyncb6.org)

### Who to Contact:

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

### Project-Related Questions

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### Project-Related Health Questions

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Public Health Specialist I  
NYSDOH  
Bureau of Environmental Exposure Investigation  
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Albany, NY 12237  
(518)402-1365  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

# FACT SHEET

Brownfield Cleanup Program

145-165 Wolcott Street Site

145-165 Wolcott Street

Brooklyn, NY 11231

March 2025

SITE No. C224256

NYSDEC REGION 2

## Investigation Reports Recommend Cleanup of Brownfield Site Contamination

The New York State Department of Environmental Conservation (NYSDEC) has reviewed the Phase 1, Phase 2 and the Dense Non-Aqueous Phase Liquid Supplemental Remedial Investigation Reports for the 145-165 Wolcott Street site ("site") located at 145-165 Wolcott Street, Brooklyn, NY. Please see the map for the site location.

**Remedial Investigation Report(s):** The Remedial Investigation Reports (RIRs) described the results of the site investigations and recommend development of a remedy to address the contamination that was found. The final RIR, in addition to the Phase I and Phase II RI Reports, was submitted by NYM 145 Wolcott, LLC ("applicants").

- Access the RIRs and other project documents online through the Division of Environmental Remediation DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224256/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Based on the findings of the investigation, NYSDEC, 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. This decision is based on the presence of soil vapor contamination and a non-aqueous phase liquid, some of which is a petroleum-based, in shallow soils and shallow groundwater.

**Highlights of the Site Investigation:** The investigation defined the nature and extent of contamination in soil, groundwater and any other parts of the environment that may be affected. Previous investigations have detected volatile and semi-volatile organic compounds and inorganic compounds in soil, soil vapor and/or groundwater on-site.

Key components of the investigation included:

- Installing and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and
- Installing and sampling ground water wells to monitor impacts from areas of concern on-site.

# BROWNFIELD CLEANUP PROGRAM

Key components of the investigation included:

- Installing and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor, sub-slab soil vapor and indoor air samples; and

**Next Steps:** NYSDEC completed its review and approved the various investigation reports. The approved reports are available to the public (see "Where to Find Information" at the top front). The applicants next are developing a cleanup plan, called a "Remedial Action Work Plan." This plan, currently under review, describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work. NYSDEC will present the draft cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

**Site Description:** The 1.8-acre site is located at 145-165 Wolcott Street in the Red Hook section of Brooklyn and contains a warehouse and two portable office trailer buildings. The remainder of the site is paved parking area. The site is currently inactive and has recently been utilized for bus storage and maintenance activities. The property is zoned M2-1 manufacturing and is surrounded by mostly similarly-zoned properties. The surrounding properties are mostly utilized for industrial uses, with some commercial office space and residential uses.

The site history includes a multitude of manufacturing and commercial uses. This includes oil, tar and chemical manufacturing, and boiler manufacturing. During World War II, the site was used as an Army vehicle oversea preparation area and German prisoner of war holding facility. The last known and more recent use was a storage and repair center for school buses.

The applicants are proposing a commercial building that will house movie studios. The cleanup standard will allow for commercial use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224356 at:

<https://extapps.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 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>

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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:

<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.

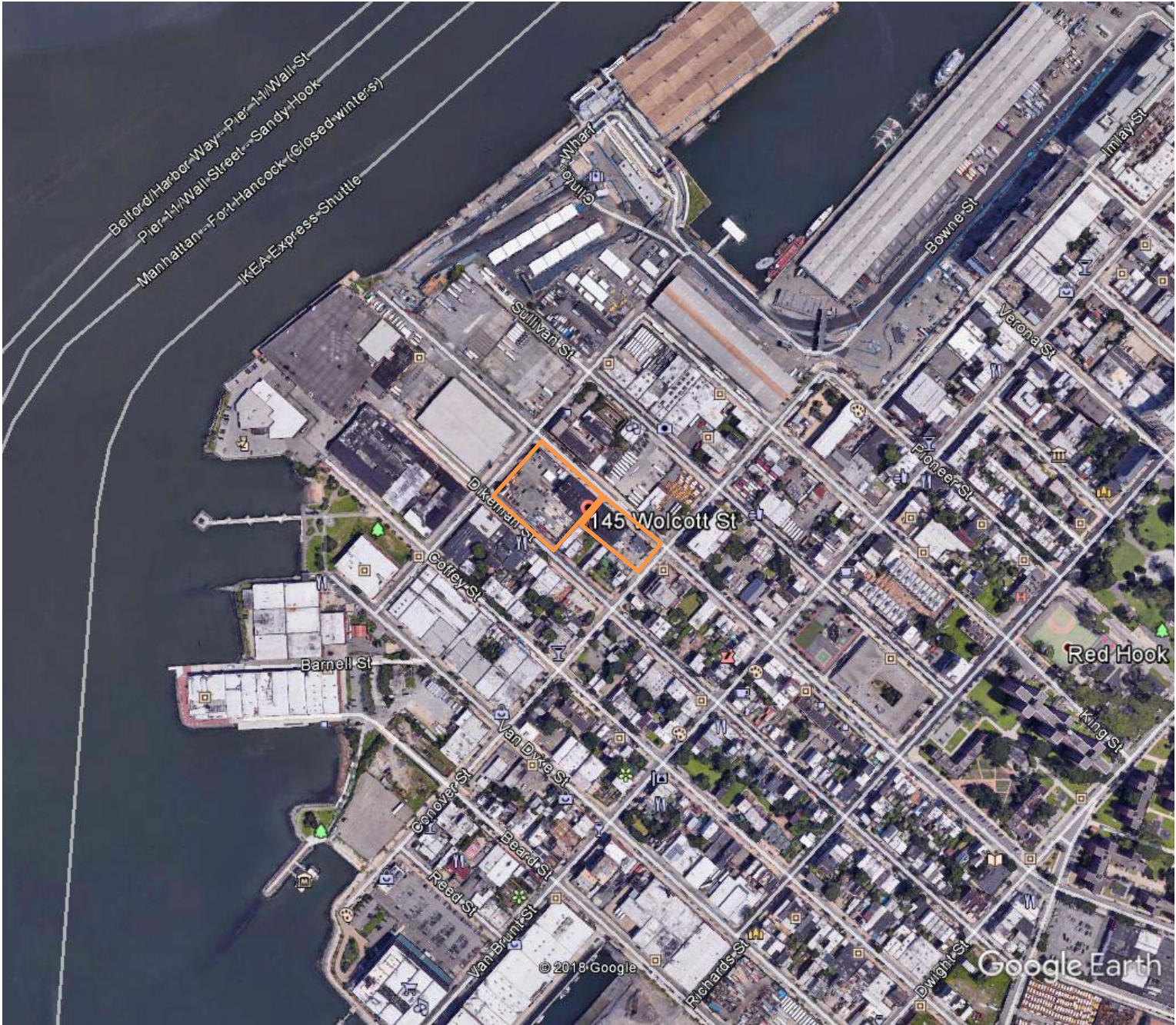
## DECinfo Locator

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>



# Site Location

## Site Location Map



- 145-165 Wolcott Street BCP Site Boundaries



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

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<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
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<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
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<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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