

(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.

145-165 Wolcott Street

Brownfield Cleanup Program

Site No. C224256

Brooklyn New York



Department of
Environmental
Conservation

July 2025

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 145-165 Wolcott Street site ("site") located at 145-165 Wolcott Street Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by NYM 145 Wolcott, 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://extapps.dec.ny.gov/data/DecDocs/C224256/>.
- Documents also are available at the locations identified under "Where to Find Information."

Cleanup activities are expected to begin in July 2025 and last about 7 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:

- Recovery of Light Non-Aqueous Phase Liquid via a vacuum-enhanced fluid recovery system.
- Site-wide excavation to about 1 foot below ground surface.
- Excavation and removal of about 15,450 cubic yards of site soils to depths between 1 to 16 feet in the northern, northwestern, eastern, and central sections to remove soil with petroleum and tar-like impacts.
- Dewatering to allow for remedial excavation.
- Treatability analysis for treating contaminated groundwater through post-excavation placement of chemical oxidants to address petroleum and tar-impacted groundwater in portions of the site.
- Removing any encountered free-standing tar through excavation and offsite disposal of contaminated materials.
- Collecting and analyzing post-cleanup soil and groundwater samples to evaluate the effectiveness of the cleanup.
- Placement of a cover system, to address contamination remaining above restricted residential/commercial/industrial use soil cleanup objectives (SCOs).
- Importing clean material that meets the established SCOs for use as backfill.
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

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 applicant 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant 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 1.951-acre site is located at 145-165 Wolcott Street in the Red Hook section of Brooklyn and historically contained a warehouse that was subsequently demolished. The remainder of the site is paved parking area. 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 manufacturing and commercial uses. This includes oil, tar and chemical manufacturing, boiler manufacturing. During World War II, the site was used as an Army vehicle oversea preparation area and at that time also temporarily housed German prisoners of war.

The approved cleanup plan was developed after the applicant completed a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). Remedial Investigation Reports, which describe the results of the site investigation, are also available for review at the locations identified below.

NYSDEC will keep the public informed throughout the cleanup of the site. The applicant has an approved building plan and are proposing an industrial building that will house movie studios. The cleanup standard will be for Track 4 industrial cleanup standards.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224256) 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 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://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

Steven Scharf, P.E., Project Manager
Division of Environmental Remediation
Remedial Bureau A
NYSDEC
625 Broadway 12th Floor
Albany, NY 12233-7015
(518) 402-9702
steven.scharf@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
NYSDOH
Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-1365
bee@health.ny.gov

WHERE TO FIND INFORMATION

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

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

Brooklyn Public Library

Park Slope Branch
431 6th Avenue
Brooklyn, NY 11215
(718) 832-1853

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027
Email: info@bkcb6.org

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>

Where to Find Information:

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

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

Site Location



-145-165 Wolcott Street BCP Site Boundaries



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

English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 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。
Русский Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
বাঙালি 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।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen 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.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجاناً ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
Français French	Veuillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو 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۔