

(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

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

Former NY Cleaning & Dyeing

376-378 Flushing Avenue
Brooklyn, NY 11205

SITE No. C224264

NYSDEC REGION 2

March 2018

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

Where to Find Information:
Project documents are available at the following location(s) to help the public stay informed.

Brooklyn Public Library - Williamsburg Branch

240 Division Avenue
Brooklyn, NY 11211
Call for hours: (718) 302-3485

Brooklyn Community Board 3

1360 Fulton Street, Rm. 202
Brooklyn, NY 11216
Call for hours: (718) 622-6601

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

Who to Contact:

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

Project Related Questions

Wendi Zheng, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
wendi.zheng@dec.ny.gov

Health Related Questions

Kristin Kulow
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
bee@health.ny.gov

For additional information on the New York's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the NY Cleaning & Dyeing site (the "Site") located at 376-378 Flushing Avenue, Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page 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 nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **March 22 to May 5, 2018**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan: The cleanup plan is described in a detailed "Remedial Action Work Plan". The proposed Track 1 Unrestricted Use remedy consists of:

- Removal of Underground Storage Tanks (USTs);
- Excavation and off-site disposal of contaminated soil to approximately 25 feet below surface grade across the majority of the Site,
- Remediation of contaminated groundwater through dewatering, treatment and discharge to the NY City Sewer system;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Import of clean material that meets the established Soil Cleanup Objectives for use as backfill; and
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- If a Track 1 Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.

BROWNFIELD CLEANUP PROGRAM

- If a Track 1 Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by Rose Castle Development LLC (the “applicant(s)”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which 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.

Site Description: The Site is located at 376-378 Flushing Avenue in the Bedford Stuyvesant section of Brooklyn, New York, and is currently identified as Block 1884, Lots 40 and 48. The Site is located on the southwest side of the intersection of Flushing Avenue and Franklin Avenue and is bordered by Flushing Avenue to the north; Franklin Avenue and a three-story commercial building to the east; Little Nassau Street to the south; and residential apartment building to the west. The total area of both lots is approximately 0.9 acres. Historical uses at the site include a dry cleaner, automobile fabrication and repair, and sheet metal works.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the Site ID, C224264) at:

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

Summary of the Investigation: The primary contaminants of concern at the Site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater, primarily in the area of the USTs, as well as petroleum- and chlorinated-VOCs in soil vapor.

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 draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) 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.

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:

<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

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



FIGURE – TAX MAP

FORMER NY CLEANING AND DYEING SITE
376-378 FLUSHING AVENUE
BROOKLYN, NEW YORK 11205

BROWNFIELD CLEANUP PROGRAM APPLICATION (BLOCK 1884 LOTS 40 & 48)