



FACT SHEET

Brownfield Cleanup Program

Former NY Cleaning and Dyeing
376-378 Flushing Avenue
Brooklyn, NY 11205

SITE No. C224264
NYSDEC REGION 2

September 2018

Environmental Cleanup to Begin at Brownfield Site

Where to Find Information:

Project documents are available at these location(s) to help the public stay informed.

Brooklyn Public Library – Williamsburg Branch

240 Division Avenue
Brooklyn, NY 11211
Phone: (718) 302-3485

Brooklyn Community Board #3

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

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
47-40 21st Street
Long Island City, NY 11101
Phone: (718) 482-7541
Email: wendi.zheng@dec.ny.gov

Project-Related Health Questions

Kristin Kulow
Project Manager
NYSDOH
Empire State Plaza
Corning Tower, Room 1782
Albany, NY 12237
Phone: (518) 402-7860
Email: bee1@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

Action is about to begin that will address contamination related to the Former NY Cleaning and Dyeing Site ("site") located at 376-378 Flushing Avenue, Brooklyn, Kings County. Please see the map for the site location. The cleanup activities will be performed by Rose Castle Development II LLC ("applicant(s)") 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. The approved RWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information." Remedial activities are expected to begin in September 2018 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 remedy are:

- 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 (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive 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.
- 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.
- If a Track 1 (i.e., Unrestricted Use) cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

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 (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and

BROWNFIELD CLEANUP PROGRAM

- 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, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

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/cfmx/extapps/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.

Brownfield Cleanup Program Overview: 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:

<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 at:

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 have already signed up and received this fact sheet electronically.

BROWNFIELD CLEANUP PROGRAM

Figure 1 – Site Location

