



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former NY Cleaning and Dyeing

376-378 Flushing Avenue
Brooklyn, NY 11205

SITE No. C224264

NYSDEC REGION 2

December 2020

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224264/>
and at these location(s):

Brooklyn Public Library

Williamsburg Branch
240 Division Avenue (at Marcy Avenue)
Brooklyn, NY 11211
(718) 302-3485

Brooklyn Community Board 3

1360 Fulton Street Rm 202
Brooklyn, NY 11211
(718) 622-6601

(Repositories are temporarily closed due to COVID-19 precautions. If you cannot access the online repository please contact the NYSDEC project manager listed below for assistance.)*

Who to Contact

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

Project-Related Questions

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

Project-Related Health Questions

Kristen Kulow
NYSDOH
Empire State Plaza Corning Tower
Albany, NY 12237
(607) 353-4335
bee@health.ny.gov

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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former NY Cleaning and Dyeing site ("site") located at 376-378 Flushing Avenue, Brooklyn, NY, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Rose Castle Development II, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C224264/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of 115,167 cubic yards of contaminated soil/fill exceeding the unrestricted use soil cleanup objectives (UUSCOs). Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Removal of 24 underground storage tanks.
- Remediation of contaminated groundwater through construction 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.
- Development of a Site Management Plan (SMP) for short-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional Controls (ICs); (2) monitoring; and (3) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Groundwater Monitoring
- Land Use Restriction
- Environmental Easement

The remedy for the Site did not require any engineering controls.

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description: The site is located at 376-378 Flushing Avenue in the Bedford Stuyvesant section of Brooklyn, NY and is identified as Block 1884, Lots 40 and 48 on the NYC Tax Map. The site is 38,419 square feet and is located on the city block bordered by Flushing Avenue to the north, Franklin Avenue to the east, Little Nassau Street to the south, and Kent Avenue to the west. Historic site use included a dry-cleaning operation (1940s to late 1980s), auto repair shop (early 1900s),

door molding manufacturer and warehouse, and a paint factory (1990s to 2010s). The site is being redeveloped into an 8-story mixed-use building.

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:

<https://www.dec.ny.gov/cfmx/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 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 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://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

