



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

34 Berry Street
Brooklyn, NY 11249

SITE No. C224268
NYSDEC REGION 2

December 2022

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224268/>
and at these location(s):

Brooklyn Public Library – Leonard Branch

81 Devoe Street
Brooklyn, NY 11211
(718) 486-6006
Call for hours

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
bk01@cb.nyc.gov
Call for hours

Who to Contact:

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

Project-Related Questions

Shaun Bollers, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
shaun.bollers@dec.ny.gov

Project-Related Health Questions

Steven Berninger
NYSDOH
Empire State Plaza
Corning Tower Rm 1787
Albany, NY 12237
(518) 402-0443
beci@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 34 Berry Street site (“site”) located at 34 Berry Street in Brooklyn, New York under New York State’s Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 34 Berry Street LLC (“applicant”) with oversight provided by 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/C224268/>.
- The documents are also 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:

- Design - Completion of a remedial design program in accordance with the NYSDEC-approved In-Situ (meaning in place) Design Document.
- Excavation - Excavation and off-site disposal of soil/fill to perform trenching and installation of conveyance piping for the injection well fluid lines and the recovery/extraction well fluid and air lines.
- In-Situ treatment of contaminated groundwater – The existing groundwater extraction and recovery system, located in the basement parking garage, was upgraded to include (i) additional extraction and injection wells, (ii) additional groundwater treatment equipment, and (iii) operation of a groundwater treatment program to enhance recovery of free-phase light non-aqueous phase liquid (LNAPL) through injection of a surfactant blend during Phase 1 of the remediation.
- Subsequent treatment, during Phase 2, of residual chlorinated volatile organic compounds (CVOCs) in the groundwater through injection of oxygenated recovered groundwater containing a blend of microbes and nutrients to enhance biodegradation (meaning breakdown) of the CVOCs.
- Site Cover System - The site contains a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the full footprint of the site.
- Remedial performance monitoring of soil vapor and groundwater to confirm the effectiveness of the remedy.

BROWNFIELD CLEANUP PROGRAM

- Development of a Site Management Plan (SMP) for long-term management of remaining contamination, as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

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 an environmental easement, 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
- Land Use Restriction
- Environmental Easement

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

- Site Cover System
- Groundwater Treatment System

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 0.825-acre site is an irregularly shaped lot bordered to the east by Berry Street, to the south

by North 11th Street, to the west by a warehouse building, and to the North by North 12th Street. It is currently developed with a seven-story residential building that fronts Berry and North 12th Streets. A basement level parking garage is located under the building, with an entrance ramp located on North 11th Street. A small, street-level valet parking lot is also located on North 11th Street. Previously, the site was occupied by the New York Quinine and Chemical Works until 1951. All on-site buildings were demolished in 2008 and the construction of the existing residential structure was completed in 2010.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224268) at:

<https://www.dec.ny.gov/cfm/xtapps/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

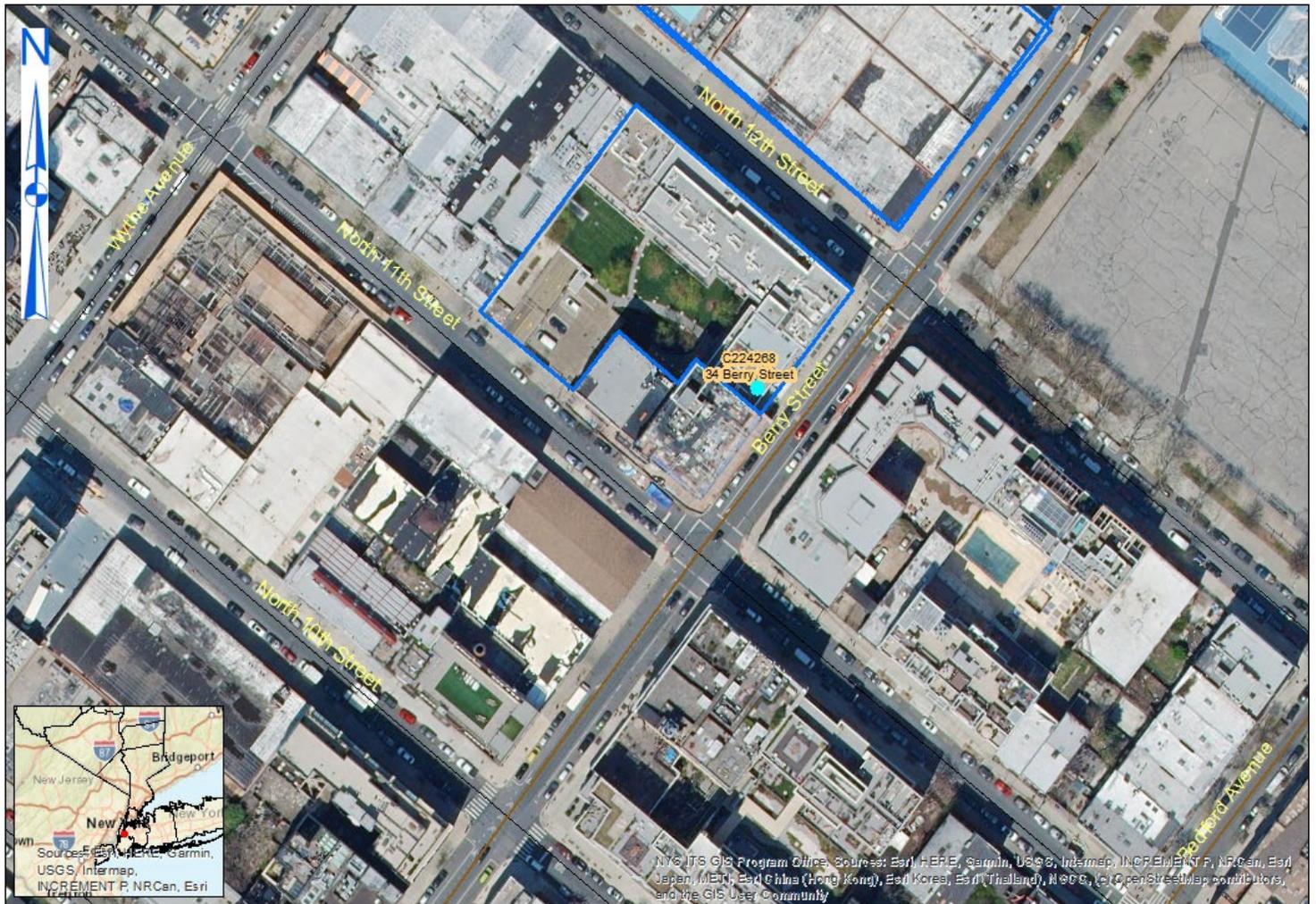


Figure 1 - Site Location Map
34 Berry Street
Site No. C224268





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Contact: Shaun Bollers, (718) 482-4096, shaun.bollers@dec.ny.gov