



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

702 Nostrand Avenue  
Brooklyn, NY 11216

February 2019

SITE No. C224270  
NYSDEC REGION 2

### Where to Find Information:

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

#### **Brooklyn Public Library- Brower Park Branch**

725 St. Marks Avenue  
Brooklyn, NY 11216  
Call for hours: (718) 773-7208

#### **Brooklyn Community Board 8**

1291 St. Marks Avenue  
Brooklyn, NY 11213  
Call for hours: (718) 467-5574

### Who to Contact:

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

#### **Project-Related Questions**

Shaun Bollers, Project Manager  
NYSDEC Region 2  
1 Hunter's Point Plaza  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4096  
[shaun.bollers@dec.ny.gov](mailto:shaun.bollers@dec.ny.gov)

#### **Project-Related Health Questions**

Jacquelyn Nealon, Project Manager  
NYSDOH  
Empire State Plaza, Corning Tower, Room  
1787  
(518) 402-7860  
[beej@health.ny.gov](mailto:beej@health.ny.gov)

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

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

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 property located at 702 Nostrand Avenue, Brooklyn, NY (the "site"). 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 soil vapor; and the potential for human exposure to site-related contaminants via soil vapor intrusion.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **February 28** through **April 13, 2019**. 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 4 Restricted Residential remedy consists of:

- Installation and maintenance of a site cover consisting of concrete building foundations and sidewalks, asphalt paving and/or a minimum of 2 feet of soil meeting the restricted residential soil cleanup objectives;
- Installation and operation of a Soil Vapor Extraction (SVE) System to remediate volatile organic compounds (VOCs) in soil and soil vapor;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 702 Nostrand Ave, LLC and MC Properties Management Company, 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

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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 encompasses an area of 1,650 square feet ( $\pm 0.038$  acres) with approximately 16.5 feet of frontage along Nostrand Avenue. The site is currently improved with a 16.5-foot-by-75-foot two-story mixed-use residential and commercial building, with a full cellar level and a rear yard at grade level. The ground and second floors of the building are occupied by a medical office and a residential tenant, respectively; the cellar is not occupied and is used for miscellaneous storage. The site was previously occupied by a dry-cleaning facility from at least 1960 to as late as 2005.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224270) at:

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

**Summary of the Investigation:** Volatile organic compound (VOC) impacts to soil, groundwater, sub-slab vapor and indoor air were observed in field samples and analytical sample results, and are attributed to tetrachloroethene (PCE) release(s) during historical dry-cleaning operations at the site. The highest concentrations of chlorinated VOCs were detected in the eastern portion of the site. Semi-volatile organic compounds (SVOCs), metals, and pesticides were also detected in analytical results from soil samples collected from historic fill material in the rear yard and directly below the cellar slab.

**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>

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*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.*

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## 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](http://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.

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Site Location Map

