



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

702 Nostrand Avenue
Brooklyn, NY 11216

August 2020

SITE No. C224270
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator and at these locations (request via email or visit once reopened):

Brooklyn Public Library - Brower Park Branch

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

Brooklyn Community Board 8

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

*(*Repositories are temporarily unavailable 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

Shaun Bollers, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4096
shaun.bollers@dec.ny.gov

Project-Related Health Questions

Jacquelyn Nealon
NYSDOH
Empire State Plaza
Corning Tower
Albany, NY 12237
(518) 402-7880
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 property located at 702 Nostrand Avenue, Brooklyn, NY ("site") 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 702 Nostrand Ave, LLC and MC Properties Management Company, LLC (collectively the "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 at:
<https://www.dec.ny.gov/data/DecDocs/C224270/>.
- 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:

- Installation and maintenance of a site cover consisting of concrete building foundations and sidewalks, asphalt paving and/or a minimum of two feet of soil meeting 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;
- Development of a Site Management Plan (SMP) for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of 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.

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- 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 site cover or soil vapor extraction.
- 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:

- Cover System
- SVE System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

Potential off-site impacts related to the site are being investigated by NYSDEC under the State Superfund program, which will also address any mitigation measures determined to be necessary based on the investigation results.

Site Description: The site encompasses an area of 1,650 square feet (± 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 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/externalapps/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:

<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.

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:

<http://www.dec.ny.gov/pubs/109457.html>

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Site Location Map



LEGEND:

APPROXIMATE SITE
BOUNDARY

NOTES:

1. AERIAL IMAGE SOURCED FROM ARCGIS
MAP SERVICE ACCESSED ON 7 JUNE 2020.