

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



FACT SHEET

Brownfield Cleanup Program

50 Commercial Street

Development

50 and 56 Commercial Street and
15-17 Clay Street
Brooklyn, NY 11222

SITE No. C224278

NYSDEC REGION 2

February 2024

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C224278/>

Document Repository Name

Brooklyn Public Library - Greenpoint Branch

107 Norman Ave. at Leonard St.
Brooklyn, NY 11222
(718) 389-4394

Brooklyn Community Board 1

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

Who to Contact

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

Project-Related Questions

Jennifer Gonzalez, Project Manager
NYSDEC Region 2
Division of Environmental Remediation
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Long Island City, NY 11101
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jennifer.gonzalez@dec.ny.gov

Project-Related Health Questions

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Corning Tower, Room 1787
Albany, New York 12237
(518) 402-0450
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 50 Commercial Street Development site ("site") located at 50 and 56 Commercial Street and 15-17 Clay Street, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Rimani Realty, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224278/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in March 2024 and last about 5 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 Track 4 Restricted Residential Use remedy are:

- Excavation and removal of soils above Restricted Residential Use SCOs to a depth of approximately 2 feet below grade across the entire site, and soils above the Protection of Groundwater SCOS for petroleum to the groundwater table in the western portion of the site;
- Removal of any Underground Storage Tanks that are encountered during the soil excavation;
- Remediation of groundwater site-wide through the use of in-situ (in-place) chemical reduction and in-situ chemical oxidation;
- Installation of a permeable reactive barrier on portions of the eastern and southern parts of the site to prevent recontamination of groundwater from potential off-site sources;
- Installation of a sub-slab depressurization system;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established SCOs for use as backfill;
- Construction and maintenance of a site cover system to prevent human exposure to residual contaminated soil/fill remaining at the site; and
- Implementation of a Site Management plan (SMP) for long term maintenance of the remedy;

BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental easement to ensure implementation of the SMP.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation 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.

Next Steps: After the applicant 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant 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, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

Site Description: The approximate 0.283-acre site is located at 50 and 16 Commercial Street and 15-17 Clay Street in the Greenpoint section of Brooklyn, NY and is identified as Block 2482 Lots 1, 7, and 8 on the New York City tax map. The site is bounded by Commercial Street to the north, Clay Street to the south, an industrial warehouse and residential buildings to the east, and the intersection of Commercial Street and Clay Street, followed by a playground to the west. Lot 1 is currently being used for truck parking and was previously used for a variety of uses including a lumber yard, iron works, and gasoline service station. Lot 7 is developed with a one-story vacant building, and Lot 8 contains a small shed and vacant land. Both lots were historically used as a lumber yard since approximately 1908. The proposed development is a 5-

story mixed use commercial/residential building with planned affordable housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224278) at:

<https://extapps.dec.ny.gov/cfm/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 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 NYDDEC 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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Site Location





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Język Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Jennifer Gonzalez, 718-482-4508, jennifer.gonzalez@dec.ny.gov