

(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:

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

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.



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C224278/>

**Brooklyn Public Library –
Greenpoint Library and Env.
Education Center**

107 Norman Avenue
Brooklyn, NY, 11222
(718) 389-4394

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY, 11222
(718) 389-0009
bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Jennifer Gonzalez, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4508
jennifer.gonzalez@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
NYSDOH
Empire State Plaza, Corning Tower
Room 1787
Albany, NY 12237
(518) 402-0450
beei@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>

FACT SHEET

Brownfield Cleanup Program

December 2024

**50 Commercial Street
Brooklyn, New York 11222**

**SITE No. C224278
NYSDEC REGION 2**

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 50 Commercial Street site ("site") located at 50 Commercial Street, Brooklyn, Kings County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Rimani Realty LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

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

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and off-site disposal of approximately 3,300 tons of soil that exceed the Restricted Residential Use Soil Cleanup Objectives and/or Protection of Groundwater objectives for contaminants of concern from 2 to 9.5 feet below grade surface;
- Removal of two underground storage tanks discovered during soil excavation;
- Remediation of groundwater 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;
- Collection and analysis of post-excavation soil samples to document that standards have been met;
- Importing clean soil that meets the established standards for use as backfill;
- Installation of a sub-slab depressurization system to mitigate vapor intrusion;
- Construction of a site cover system to prevent human exposure to residual contaminated soil/fill remaining at the site;
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement (EE), including plans for: (1) Institutional and Engineering Controls; (2) monitoring; (3) operation and maintenance; and (4) reporting;

BROWNFIELD CLEANUP PROGRAM

- An EE was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The site is located in the Greenpoint neighborhood of Brooklyn, New York. The site is about 0.28 acres and is identified as Block 2482, Lots 1, 7 and 8 on the Brooklyn Borough Tax Map. The site is bound by Commercial Street to the north, an industrial property owned by Clay Properties LLC (BCP Site No. C224390) to the east, and Clay Street to the south. Historic site use has included a gasoline filling station with petroleum bulk storage and junk storage (1929 to 1983), iron works (1887 to 1916), light manufacturing (1930s), and a lumber and building material warehouse (1942 to 2010). Prior to redevelopment of the site, Lot 1 was used as a parking lot and for construction equipment staging, Lot 7 contained an unoccupied one-story warehouse, and Lot 8 contained a storage shed and vacant land. The site buildings were demolished between April and May 2024.

A Track 4 remedy was implemented at the site. Site redevelopment includes construction of a new 5-story slab-on-grade mixed-use commercial and residential building with parking and occupies the entire site footprint.

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/in dex.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 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:

<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>

BROWNFIELD CLEANUP PROGRAM

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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
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।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
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