



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224281/>
and at these locations:

*(*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)*

Brooklyn Public Library – Leonard Branch

81 Devoe Street at Leonard St
Brooklyn, NY 11211
718-486-6006

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
718-389-0009

Who to Contact

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

Project-Related Questions

Michael MacCabe, P.E.
Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Project-Related Health Questions

Dan Tucholski
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza – Corning Tower
Albany, NY 12237
518-486-7016
bee@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Hope Street Project
118-138 Hope Street
Brooklyn, NY 11211

SITE No. C224281
NYSDEC REGION 2

March 2021

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Hope Street Project site ("site") located at 118-138 Hope Street, Brooklyn, NY 11211, Kings County. Please see the map for the site location. The cleanup activities will be performed by Hope-Keap Owner LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224281/>.
- 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 2021 and last approximately 10 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 remedy are:

- Removing underground storage tanks (USTs) and related piping;
- Excavation and off-site disposal of approximately 1,000 cubic yards of petroleum contaminated soil to five feet below surface grade across approximately half of the site, and to 12 to 15 feet in areas of deeper contamination;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementing a soil vapor intrusion evaluation once the remedy is complete;
- If an unrestricted use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and
- If an unrestricted use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

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.

BROWNFIELD CLEANUP PROGRAM

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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicants. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. 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 Final Engineering Report. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The 0.584-acre site is within a primarily residential and commercial area of the Williamsburg neighborhood of Brooklyn. Currently, the site is vacant and unpaved. The site is zoned as M1-2/R6A (light manufacturing and residential uses).

Since 1887, different areas of the site have been occupied by a foundry, a coal company, an automobile service station, a dry cleaner, a machine shop, a metal fabricator, a trucking company, a taxi company, and other industrial and commercial facilities. The proposed redevelopment plan consists of the construction of a 7-story mixed use building with a cellar.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224281) at:

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

Summary of the Investigation:

The primary contaminants of concern at the site are volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals which are present site-wide in soil and groundwater. The VOCs tetrachloroethene (PCE) and trichloroethene (TCE) were detected in site soil vapor along with petroleum-related VOCs.

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 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://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

