



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

3200 Atlantic Avenue Site
3200 Atlantic Avenue
Brooklyn, NY 11208

February 2020

SITE No. C224289
NYSDEC REGION 2

Where to Find Information:

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

Brooklyn Public Library Arlington Branch

203 Arlington Avenue at Warwick Street
Brooklyn, NY 11207
(718) 277-6105

Who to Contact:

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

Project-Related Questions

Jared Donaldson, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-9176
jared.donaldson@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
NYSDOH
Empire State Plaza, Corning Tower
Room 1787
(518) 402-7860
beei@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 3200 Atlantic Avenue site ("site") located at 3200 Atlantic Avenue, Brooklyn, Kings County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left 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 does not pose a significant threat to public health or the environment. This decision is based on the nature of site related contamination and lack of a complete exposure pathway.

How to Comment: NYSDEC is accepting written comments about the proposed plan called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, through **April 4, 2020.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224289/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed restricted residential use remedy consists of:

- Demolition of the existing on-site buildings, removal of gasoline pump islands and associated infrastructure, extraction of all remaining petroleum fuels in on-site underground storage tanks (USTs), and abatement of asbestos containing materials (ACM). This work is being completed as part of an Interim Remedial Measures (IRM) Work Plan approved by NYSDEC in February 2020;
- Removal and disposal of four 4,000-gallon USTs and any unidentified/unknown USTs that are encountered during remedial or development-related excavation in compliance with all applicable Federal, State and local rules and regulations;
- Excavation and proper off-site disposal of all on-site soils which exceed the restricted-residential use soil cleanup objectives (SCOs) to a maximum depth of 15 feet below surface grade;
- Excavation and disposal of a petroleum hotspot in the northwest corner of the site, to a depth of 15 feet below surface grade;

BROWNFIELD CLEANUP PROGRAM

- Collection and analysis of post-remedial end-point soil and groundwater samples to document remaining contaminants;
- Import of materials to be used for backfill and cover that meet the SCOs for restricted residential use;
- Installation of a soil vapor extraction (SVE) system in the vicinity of the petroleum hot spot in the northwest corner of the site;
- Completion of in-situ (“in-place”) chemical oxidation (ISCO) treatment via injection;
- Implementation 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.

The proposed remedy was developed by Hudson Logan Fountain LLC (“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 investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

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 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.

Site Description: The site is located on the south side of Atlantic Avenue, between Logan Street and Fountain Avenue, in the East New York section of Brooklyn, NY. The property is an irregularly-shaped 0.87-acre parcel and is identified as Block 4154, Lot 28 (formerly Lots 28, 35 and 45) on the New York City Tax Map. The site is comprised of a one-story building and fueling station in the northwest portion of the property, a vacant two-story building in the southwest portion of the property, and a one-story warehouse style building in the southeast portion of the property used for auto repairs. The remainder of the property is partially capped and utilized for auto storage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's

Environmental Site Remediation Database (by entering the Site ID, C224289) at:

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

Summary of the Investigation: Soil, soil vapor and groundwater are impacted with petroleum-related volatile organic compounds (VOCs), consistent with the historic and current use of the site for auto repair, vehicle dismantling and a fueling station. Petroleum-related VOCs have been detected in soil, soil vapor and groundwater at concentrations above applicable regulatory and/or ambient levels. Semi-volatile organic compounds (SVOCs), particularly polyaromatic hydrocarbons (PAHs), were detected in soil and groundwater above regulatory levels and are likely attributable to the presence of historic fill. Historic-fill related metals were detected in shallow soil.

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>

Site Location Map

