



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224289/> and at these location(s):

### Brooklyn Public Library\*

#### Arlington Branch

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

(\*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online DECinfo Locator, please contact the NYSDEC project manager listed below for assistance.)

## 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, 12<sup>th</sup> Floor  
Albany, NY 12233  
(518) 402-9176

[jared.donaldson@dec.ny.gov](mailto:jared.donaldson@dec.ny.gov)

### Project-Related Health Questions

Stephen Lawrence  
NYSDOH

Empire State Plaza, Corning Tower  
Room 1787  
(518) 402-0450

[beci@health.ny.gov](mailto:beci@health.ny.gov)

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

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

Brownfield Cleanup Program

3200 Atlantic Avenue Site

3200 Atlantic Avenue  
Brooklyn, NY 11208

SITE No. C224289

NYSDEC REGION 2

June 2021

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 3200 Atlantic Avenue site ("site") located at 3200 Atlantic Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Hudson Logan Fountain 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 RWP and other project documents online through the DECinfo Locator:  
<https://www.dec.ny.gov/data/DecDocs/C224289/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 2021 and last approximately 24 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:

- 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;
- All soils in the upper two feet which exceed the restricted residential soil cleanup objectives (SCOs) will be excavated and transported off-site for disposal. Approximately 3,600 cubic yards of contaminated soil will be removed from the site as part of remediation;
- Excavation and disposal of a petroleum "hotspot" in the northwest corner of the site, to a depth of 15 feet below surface grade;
- Collection and analysis of post-remedial end-point soil and groundwater samples to document remaining contaminants;
- *In-situ* ("in-place") chemical oxidation treatment of groundwater through a series of injection wells; and
- Installation of a soil vapor extraction system in the area of the petroleum hot spot removal in the northwest corner of the site.

# BROWNFIELD CLEANUP PROGRAM

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 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 COC.

**Site Description:** The project site is located on the south side of Atlantic Avenue, between Logan Street and Fountain Avenue in Brooklyn. The property is an irregularly shaped 0.88-acre parcel identified as Tax Block 4154, Lot 28. A warehouse used for auto repair occupies the south-southeast portion of the site. A two-story building on the southwest portion of the site is inaccessible and not currently in use. All on-site structures are currently vacant and scheduled to be demolished prior to remediation. The remainder of the property is an open storage yard densely crowded with used trucks, truck and auto parts, and containers and drums of auto maintenance fluids. The current proposed redevelopment plan is for the construction of a mixed-use commercial/residential building with commercial space on the first floor and apartments above.

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:

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

**Summary of the Investigation:** Soil, soil vapor and groundwater are impacted at concentrations above applicable regulatory and/or ambient levels with petroleum-related volatile organic compounds (VOCs), consistent with the past and current site uses. Polyaromatic hydrocarbons (PAHs) and metals were also detected in soil, and PAHs were detected in groundwater, above regulatory levels and are likely attributable to the presence of historic fill.

**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 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:

<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](https://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

