



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1015 Atlantic
1013-1015 Atlantic Avenue
Brooklyn, NY 11238

January 2022

SITE No. C224293
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224293/>
and at these location(s):

Brooklyn Public Library – Bedford Branch

496 Franklin Street
Brooklyn, NY 11238
(718) 623-0012

Brooklyn Community Board 2

350 Jay Street, 8th Floor
Brooklyn, NY 11201
(718) 596-5410

*(*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.)*

Who to Contact

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

Project-Related Questions

Steven Wu, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
steven.wu@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil
NYSDOH
Empire State Plaza, Corning Tower
RM 1787
Albany, NY 12237
(518) 402-7877
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 1015 Atlantic Avenue site ("site") located at 1013-1015 Atlantic Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 1015 Holdings 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/C224293/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in January 2022 and last about 12 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 two gasoline underground storage tanks (UST), one diesel fuel UST and two suspected sub-grade hydraulic lifts;
- Excavation and off-site disposal of contaminated soil/fill material to approximately 10 feet below ground surface (bgs) across the entire site, with deeper excavation to approximately 20 feet bgs to remove petroleum-impacted soil;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importation of clean soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If unrestricted use SCOs are not achieved, installation of a site cover system as an engineering control;
- If an unrestricted use cleanup is not achieved, implementation of a Site Management Plan (SMP) would be required for long-term maintenance of the remedial systems (engineering controls); and
- If an unrestricted use cleanup is not achieved, an Environmental Easement will be recorded against the site to ensure proper use of the site and implementation of the SMP.

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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(s) 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, 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 site is located on the southwestern corner of the intersection between Atlantic Avenue, which runs east to west along the southern site perimeter, and Classon Avenue, and is identified as Block 2109, Lot No. 51 on the NYC Tax map. The site is 7,650 square feet (0.18 acres) and is currently developed with a one-story commercial building, with no basement, an overhead canopy and two gasoline dispenser islands (former service station/auto repair shop). The site has been used as an automobile service station and gas station since the 1930s. Planned redevelopment of the site includes a new 6-story multi-family residential building with a partial basement level.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224239) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are urban fill materials impacted with semi-volatile organic compounds (SVOCs), pesticides and metals to depths of 10 feet below grade across the site. In addition, an area of petroleum-related volatile organic compounds (VOCs) and SVOCs is also present at the south-central and southeastern portions of the site at depths between 12 and 20 feet below grade, which are attributable to the USTs. Groundwater contained several VOCs and SVOCs. Soil vapor is also impacted by low levels of 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 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>

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Site Location

