



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

37 Otsego Street
37 Otsego Street
Brooklyn, NY 11231

SITE No. C224300
NYSDEC REGION 2

July 2023

Where to Find Information:

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224300/>
and at these location(s):

Document Repository

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027
infobkcb6@gmail.com

Who to Contact:

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

Project-Related Questions

Sadique Ahmed, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
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Project-Related Health Questions

Johnathan Robinson
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower, Room1787
Albany, NY 12237
(518) 402-7881
bee@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 37 Otsego Street site ("site") located at 37 Otsego Street, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **July 19 through September 2, 2023**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224300/>. Documents also are available at the locations 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 Track 4 Restricted Residential (Soil Cleanup Objectives) Use remedy consists of:

- Demolition and abatement (e.g., asbestos, universal waste, etc.) of the existing site building;
- Excavation and removal of soil/fill in the upper two feet across the site;
- Removal and off-site disposal of any petroleum storage tanks, fill ports, and vents and any associated grossly contaminated soil, if encountered, in accordance with applicable regulations;
- Implementation of in-situ ("In-Place") solidification (ISS) in the western portion of Site to address petroleum-impacted soil in an approximately 25,000 square foot area down to approximately 28 feet below ground surface (bgs).
- Collecting and analyzing confirmation soil samples to determine whether remedial cleanup requirements have been achieved;

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- Installation of an active sub-slab depressurization system (SSDS) beneath the proposed new development;
- Importing clean material 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;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use SCOs; and
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

The proposed remedy was developed by Columbia SF LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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 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 in a mixed use residential/commercial section of Red Hook, Brooklyn. The site is bordered by Lorraine Street to the north, Columbia Street to the east, Creamer Street to the south and Otsego Street to the west and is identified as Block 579, Lot 1 on the NYC Tax map. The site’s area is 2.30 acres. Site use began circa 1904 and historic uses of the site included a machine shop, iron works, metal forging, and a printing facility. Current site features include a vacant former multi-tenant one-story commercial building, and an asphalt-paved parking lot.

The planned development includes construction of three new 8-story buildings with an approximately 12,000 square foot landscaped area. Site will be remediated to achieve restricted residential soil cleanup objectives.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224300) at:

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

Summary of the Investigation: Petroleum-related Volatile Organic Compounds (VOCs), Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above use-specific SCOs. The VOCs, PAHs and metals are present at depths of up to 10-16 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Petroleum related VOCs, PAHs and metals were also detected in on-site groundwater. Petroleum-related VOCs as well as the chlorinated VOCs tetrachloroethylene (PCE) and trichloroethene (TCE) were detected in soil vapor samples collected from the site.

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 SCOs 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

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>

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Site Location





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Contact: <Sadique Ahmed, 518 402 9656, and sadique.ahmed@dec.ny.gov>