



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

45 Commercial Street
45 Commercial Street
Brooklyn NY 11122

SITE No. C224304
NYSDEC REGION 2

June 2021

Where to Find Information

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

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224304/> and at these location(s):

Document Repository

Leonard Library

81 Devoe Street at Leonard Street.
Brooklyn NY 11211
Tel: (718) 486-6006

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn NY 11211
Tel: (718) 389-0009

Who to Contact

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

Project-Related Questions

Ruth Curley, Project Manager
NYSDEC
625 Broadway
Albany NY 12233-7016
Tel: (518) 402-9480
Ruth.curley@dec.ny.gov

Project-Related Health Questions

Eamonn O'Neil
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany NY 12207
Tel: (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 45 Commercial Street site ("site") located at 45 Commercial Street, Greenpoint, Brooklyn. Please see the map for the site location. The cleanup activities will be performed by H Owner LLC and 4 other entities ("applicants") 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/C224304/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in July 2021 and last approximately 6 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 the top two feet of soil site-wide, followed by off-site disposal;
- Removal of four soil "hotspots" that contain lead exceeding the regulatory value for hazardous waste, or semi-volatile organic compounds (SVOCs) exceeding 500 parts per million (ppm). These hotspots are up to 9 feet below the current surface of the site;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the excavation remedy;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill and as a site cover system in areas that are not covered by the new building;
- Installing an active sub-membrane depressurization system (SMDS) to remove any vapors that may collect under the new building

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 include required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicants complete 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 (FER). NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. 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 1.0-acre site is located at 45 Commercial Street in the Greenpoint neighborhood of Brooklyn (Tax Block 2472, Lot 70). There is a parcel undergoing construction to the north, followed by Newtown Creek, a parking lot to the east, Commercial Street to the south, and multi-story commercial/residential building to the west. Coal and lumber storage were the primary uses of the property from the late 1800s until about 1980. Since then, the site has been used for parking and equipment and material storage. Upon remediation, the site is to be redeveloped with ground floor retail and approximately 370 affordable housing units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224304) at:

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

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

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

