



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

45 Commercial Street
45 Commercial Street
Brooklyn NY 11222

SITE No. C224304
NYSDEC REGION 2

November 2022

Where to Find Information

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

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 45 Commercial Street site ("site") located at 45 Commercial Street, Greenpoint, Brooklyn under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by H Owner LLC and 4 other entities (the "applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the approved remedial work plan 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."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 300 tons of grossly contaminated soil and about 4800 tons of contaminated historic fill material exceeding the Restricted Residential Soil Cleanup Objectives (RR SCOs), the site-specific cleanup criteria. Clean fill will be brought in to replace the excavated soil and to establish the design grades at the site.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Installing an active sub-membrane depressurization system (SMDS) to remove any vapors that may collect under the new building.

BROWNFIELD CLEANUP PROGRAM

- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, after receipt of the COC, the applicants will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

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





Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Ruth Curley, (518)402 9480 ruth.curley@dec.ny.gov