



Department of
Environmental
Conservation

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

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Project-Related Health Questions

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Corning Tower Room 1787
Albany NY 12207
Tel: (518) 402-7877
bee@health.ny.gov

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

www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

45 Commercial Street
45 Commercial Street
Brooklyn NY 11122

SITE No. C224304

NYSDEC REGION 2

December 2022

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 45 Commercial Street site ("site") located at 45 Commercial Street, Greenpoint, Brooklyn, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by H1H2 Owner LLC and 7 other entities (the applicants) with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC 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."

Completion of the Project: The following activities have been 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 (stone) was 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 system, which consists of the structures (buildings, pavement, sidewalks) and a 2-foot clean stone cover in landscaped areas. The stone cover was placed over a demarcation layer.
- Installation of piping for an active sub-membrane depressurization system (SMDS) to remove any vapors that may collect under the new building.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and

BROWNFIELD CLEANUP PROGRAM

Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.

- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Cover System
- Sub-Membrane Depressurization System (SMDS)

Next Steps: With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 may 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





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