

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Atlantic Brooklyn Project

1045–1065 Atlantic Avenue

Brooklyn, NY 11238

**SITE No. C224305**

**NYSDEC REGION 2**

**February 2023**

## Where to Find Information

Access project documents through the  
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224305/>

and at these location(s):

### Brooklyn Public Library – Bedford Branch

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

### Brooklyn Community Board No. 3

Restoration Plaza  
1360 Fulton Street, 2nd Floor  
Brooklyn, NY 11216  
(718) 622-6601  
[Bk03@cb.nyc.gov](mailto:Bk03@cb.nyc.gov)

## Who to Contact

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

### Project-Related Questions

Bryan Wong, Project Manager  
NYSDEC  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-4905  
[Yukyin.wong@dec.ny.gov](mailto:Yukyin.wong@dec.ny.gov)

### Project-Related Health Questions

James Sullivan  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-5584  
[beeji@health.ny.gov](mailto:beeji@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://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 Atlantic Brooklyn Project ("site") located at 1045-1065 Atlantic Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 1065 Atlantic Avenue 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/C224305/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in February 2023 and last about 7 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:

- Installation of support of excavation to support remedial excavation.
- Removal of underground storage tanks and oil water separators, if present;
- Excavation of soil exceeding Restricted-Residential Soil Cleanup Objectives (SCOs) in the upper 15 feet within the Track 2 portion of the site.
- Excavation of soil exceeding Restricted-Residential SCOs in the upper 2 feet within the Track 4 portion of the site.
- Collection and analysis of confirmation soil samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established SCOs for use as backfill, if needed;
- Installation of a soil vapor extraction (SVE) system to remove residual volatile organic compound (VOC) impact from the remaining soil;
- Installation of a sub-slab depressurization system (SSDS) to protect the occupants of the proposed new building;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) in the Track 4 area of the site to prevent exposure to remaining contamination exceeding the established SCOs;
- Implementation of a required Site Management Plan (SMP) for long term maintenance of the engineering controls;

# BROWNFIELD CLEANUP PROGRAM

- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground-intrusive activities.

A site-specific construction 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 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, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

**Site Description:** The site is 1.07-acres and is identified as Block 2020, Lot 68 (formerly Lots 68, 70, 73, 74 and 77). The properties located to the north are used for residential and commercial purposes. The properties to the south, east, and west are utilized for commercial purposes and there is an elevated railroad to the east and Atlantic Avenue to the south. The site was developed with a two-story building utilized for auto repairs and office space, a concrete paved lot, a one-story building with two commercial units and a small paved rear yard, a one-story building utilized for plumbing supplies, and a one-story building utilized for storage. Each of the spaces is currently vacant. By January 2023, the buildings on site had been demolished. Previously, the site had been used for a variety of industrial purposes, including automotive repairs, a wagon house, beer bottling, a candy factory and stable, a used car lot, a furniture repair shop, a parking garage, metal manufacturing that included assembly and painting activities, and for petroleum deliveries.

The site will be redeveloped through the construction of a 17-story mixed-use commercial and residential building. The site is intended to be remediated to a Track 2 Restricted Residential cleanup standard for the majority of the site with a Track 4 cleanup for the remainder of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224305) at:

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

**Brownfield Cleanup Program:** New York's Brownfield Cleanup Program 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>

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***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.***

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](https://www.dec.ny.gov/chemical/61092.html)

Note: Please disregard if you already have signed up and received this fact sheet electronically.

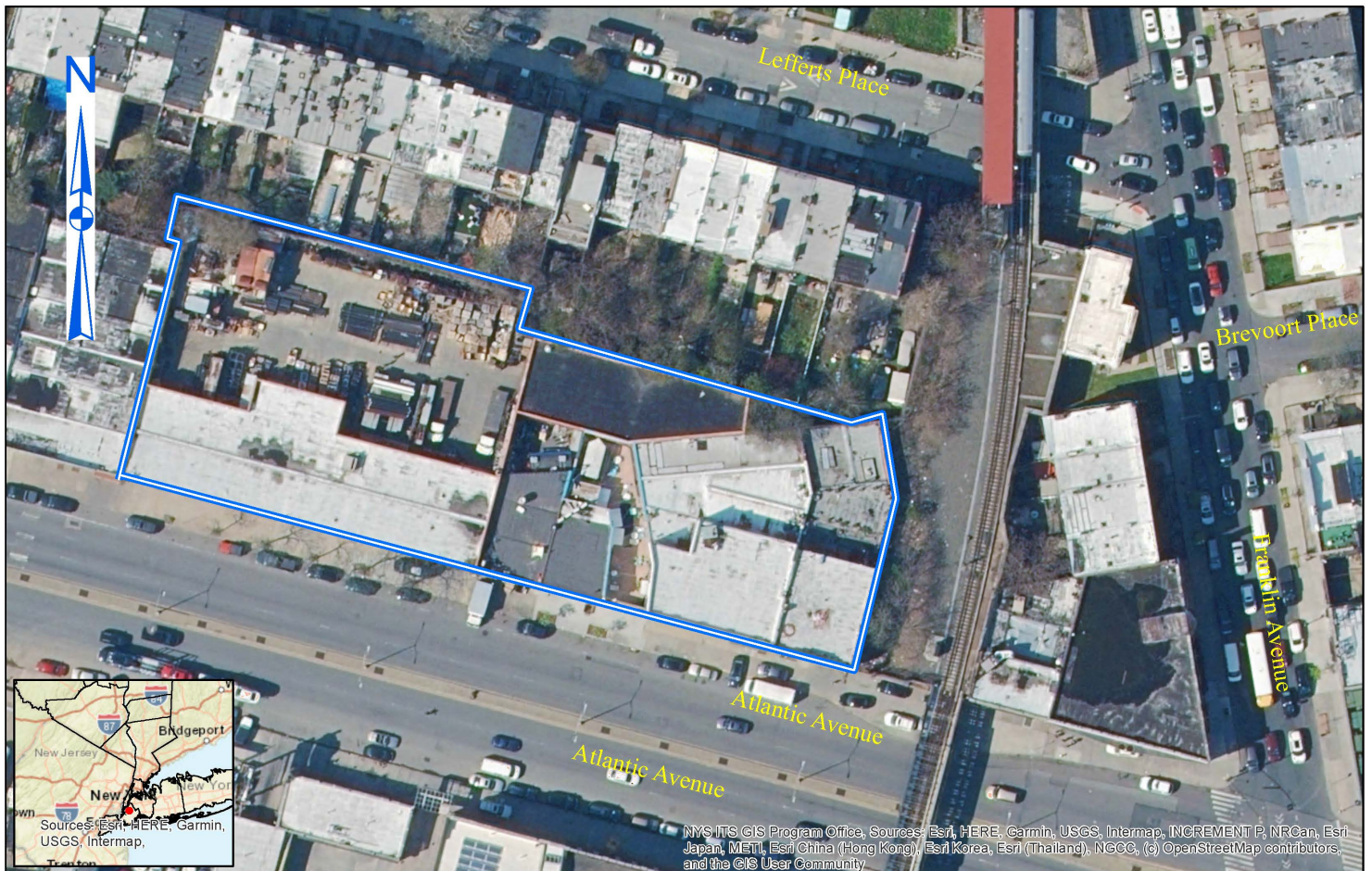
## DECinfo Locator

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



**Figure 1 - Site Boundary Map**  
**Atlantic Brooklyn Project**  
**Site No. C224305**

0 25 50 100  
Feet



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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
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<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	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.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	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: Bryan Wong, (718) 482-4905, [yukyin.wong@dec.ny.gov](mailto:yukyin.wong@dec.ny.gov)