



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

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

Brooklyn Public Library – Bedford Branch

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

Brooklyn Community Board 3

1360 Fulton Street, 2nd Floor
Brooklyn, New York 11216
(718) 622-6601
Bk03@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Jennifer K. Gonzalez, Project Manager
NYSDEC
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Long Island City, New York 11101
(718) 482-4508
jennifer.gonzalez@dec.ny.gov

Project-Related Health Questions

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NYSDOH
Empire State Plaza -Corning Tower
Room 1787
Albany, New York 12237
(518) 402-7860
bee@health.ny.gov

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

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

Atlantic Brooklyn Project
1045-1065 Atlantic Avenue
Brooklyn, NY 11238

SITE No. C224305
NYSDEC REGION 2

January 2024

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 Atlantic Brooklyn Project site ("site") located at 1045-1065 Atlantic Avenue in Bedford-Stuyvesant, Kings County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by 1065 Atlantic Avenue LLC. ("applicant") 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://extapps.dec.ny.gov/data/DecDocs/C224305/>
- The documents also are available at the locations identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Closure and removal of five underground storage tanks from the site;
- Excavation and off-site disposal of 36,000 tons of contaminated soil exceeding the Restricted-Residential Soil Cleanup objectives ;
- Excavation of a hot-spot area impacted with trichloroethylene exceeding the Protection of Groundwater objectives to a depth of 17 feet below grade in one area of the site;
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the remedy;
- Installation of a soil vapor extraction system to remove residual volatile organic compound (VOC) impact from the remaining soil and to prevent off-site migration of VOC vapors;
- Installation of a sub-slab depressurization system beneath the new building to protect the occupants of the proposed new building;
- Placement of a cover system to prevent exposure to remaining contamination exceeding the established standards;

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- Implementation 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 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 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
- SSDS System
- SVE System

Next Steps: With its receipt of a COC, the applicants is eligible to redevelop the site. In addition, the applicant is 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 Site is located at 1045 to 1065 Atlantic Avenue in the Bedford-Stuyvesant neighborhood of Brooklyn, New York and was most recently identified as Block 2020, Lots 77, 74, 73, 70, and 68 (the lots have since been merged into Lot 68) on the New York City Tax Map. The Site is 46,752-square feet (1.07 acres) and is bounded by residential properties to the north; commercial and industrial properties to the west, south, and east; an elevated railroad to the east; and Atlantic Avenue to the south.

The site has been redeveloped with a new 17-story residential building with planned affordable housing.

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://extapps.dec.ny.gov/cfm/extapps/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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

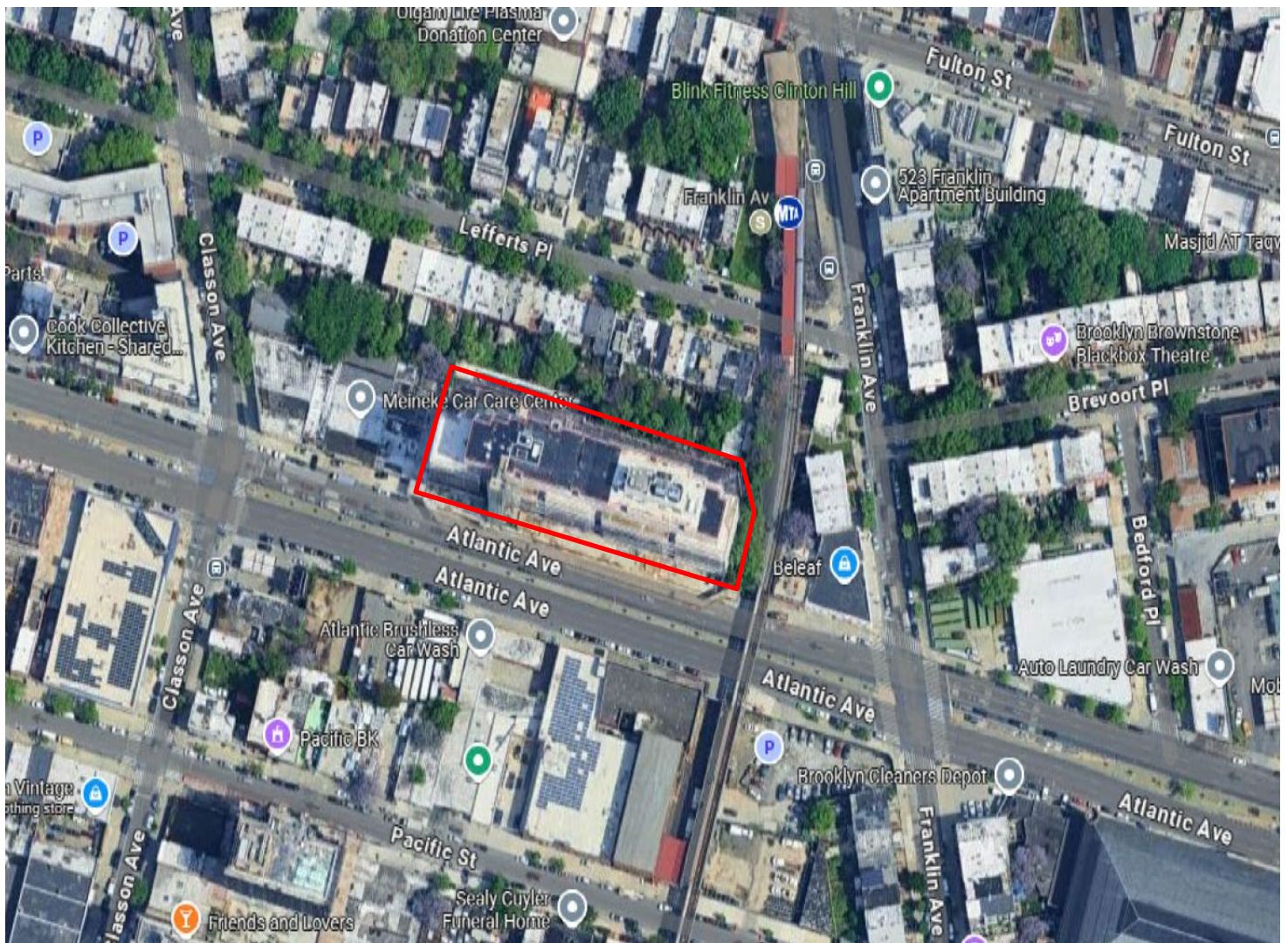
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and

public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

Site Location





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

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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。
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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.
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Język 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.

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