



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

1036 Manhattan Ave BCP Site

170 Freeman Street
Brooklyn, NY 11222

SITE No. C224315

NYSDEC REGION 2

January 2022

Interim Remedial Measure Proposed; Public Comment Period Announced

Where to Find Information

Access project documents through the
DECinfo Locator

www.dec.ny.gov/data/DecDocs/C224315/
and at these location(s):

Brooklyn Public Library – Greenpoint Branch

107 Norman Avenue
Brooklyn, NY 11222
(718) 389-4394

Brooklyn Community Board #1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
Bk01@cd.nyc.gov

**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.*

Who to Contact

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

Project-Related Questions

Wendi Zheng, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
Wendi.Zheng@dec.ny.gov

Project-Related Health Questions

Jacquelyn Nealon
NYSDOH
Empire State Plaza
Corning Tower Rm. 1787
Albany, NY 12237
(518) 402-7883
beci@health.ny.gov

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

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

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is announcing an expedited cleanup of contamination at the 1036 Manhattan Ave BCP Site (the site) located at 170 Freeman Street, Brooklyn, NY. Please see the map for the site location. NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in March 2022 and last about 12 months. The activities will be performed by BK Corners LLC (applicant) with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **January 20** through **February 20, 2022**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C224315/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

Draft Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed upcoming cleanup activities that include:

- Excavation and off-site disposal of contaminated soil exceeding the restricted residential soil cleanup objectives (SCOs) in the upper 15 feet beneath the basement of the proposed building, and in the upper 2 feet in the remainder of the site;
- Groundwater treatment through in-situ (in-place) bioremediation injections;
- Collection and analysis of end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the lower of the protection of groundwater or restricted residential SCOs for use as backfill;
- Installation of an active sub-slab depressurization system (SSDS);
- Installation of a site cover system outside the basement footprint; and

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- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

Site Description: The site is 0.23-acres and is bordered on the west by Manhattan Avenue, on the south by a multi-story residential and commercial building, on the east by multi-story residential building and on the north by Freeman Avenue. It is currently vacant and covered by debris from recent demolition of previous buildings. Previously, the site was occupied by various businesses including a hardware store, paints shop and auto parts shop between 1928 and 2007 and a dry cleaner between 1949 and 2007. Planned redevelopment at the site includes an eight-story commercial and residential building with accessory driveway/parking areas.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224315) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated volatile organic compounds (VOCs), which are present site-wide in groundwater above groundwater quality standards primarily in the northwestern portion of the site and in soil vapor, mainly in the central portion of the site.

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with NYSDOH. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

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>

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Site Location

