



Department of
Environmental
Conservation

FACT SHEET

2435 Pacific Street Site
2435 Pacific Street
Brooklyn, NY 11233

SITE No. C224322
NYSDEC REGION 2

February 2023

Where to Find Information:

Access project documents through the
DECinfo Locator

[https://www.dec.ny.gov/data/DecDocs/
C224322/](https://www.dec.ny.gov/data/DecDocs/C224322/) and at these location(s):

Brooklyn Public Library - Brownsville Branch

61 Glenmore Avenue
Brooklyn, NY 11212
(718) 498-9721

Brooklyn Community Board 16

444 Thomas Boyland Street, Rm. 103
Brooklyn, NY 11212
(718) 385-0323
bk16@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Tara Rutland, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7015
(518) 402-9625
tara.rutland@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH
Bureau of Environmental Exposure
Investigation
ESP Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7817
beci@health.ny.gov

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

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

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 2435 Pacific Street site ("site") located at 2435 Pacific Street, Brooklyn. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **February 8th through March 27, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224322/>.
- 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 Remedial Work Plan: The proposed restricted residential use, Track 4 remedy consists of:

- Excavation and off-site disposal of all soil exceeding restricted residential soil cleanup objectives to a depth of 2 feet below grade across the site;
- Collection and analysis of confirmation soil samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use soil cleanup objectives;
- Importing clean material that meets the established soil cleanup objectives for use as backfill;
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan for long term maintenance of the remedial efforts and systems.
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by 2435 Pacific Street LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

Site Description: The site is a 0.8-acre vacant parcel located in an urban setting, comprised of two contiguous tax lots (Lot 46 to the east and Lot 58 to the west) on the northern side of Pacific Street, between Sackman Street to the west and East New York Avenue to the east. The site is comprised primarily of vacant, grassy land. Gravel and paved surface areas are located along the western and southern property borders, respectively. Chain-link fence and concrete block walls define the property borders. The project site was first developed for commercial and manufacturing use sometime between 1908 and 1928. Known commercial uses include an automobile garage (including gasoline tanks), elevator, lamp and clothing manufacturing and retail stores. On-site buildings were demolished by the 1980s (on Lot 58) and 2007 (on Lot 46).

Current development plans for the site include the construction of a new ten-story, mixed-use commercial/residential building covering approximately half 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, C224322) at:

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

Summary of the Investigation: The primary contaminants of concern are polycyclic aromatic hydrocarbons (PAHs) and metals in soil and groundwater. PAHs and metals are present in soils at concentrations above use-specific soil cleanup objectives to a depth of 15 feet bgs and are consistent with historic fill and former commercial uses.

Site-wide groundwater is impacted by PAHs, per- and polyfluoroalkyl substances (PFAS), and metals. PAH contamination may in part be related to the presence of historic fill materials while the presence of PFAS and metals is indicative of local groundwater conditions and is not considered site-related contamination.

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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Contact: Tara Rutland (518) 402-9621 tara.rutland@dec.ny.gov