



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/C224324/>

Brooklyn Public Library – Bushwick Branch

340 Bushwick Avenue
Brooklyn, NY 11206
(718) 602-1348

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
Bk1@cb.nyc.gov

Who to Contact

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

Project-Related Questions

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NYSDEC
47-40 21st Street,
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions

Harolyn Hood
NYSDOH
Bureau of Envi. Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 473-4780
beci@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

Broadway Triangle Site C
88 Throop Avenue
Brooklyn, NY 11206

SITE No. C224324
NYSDEC REGION 2

June 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 Broadway Triangle Site C ("site") located at 88 Throop Avenue in Brooklyn, NY, under New York State's Brownfield Cleanup Program (BCP), have been met. Please see the map for the site location.

The cleanup activities were performed by Unified Neighborhood Partners LLC, Throop Corners Community LLC, Throop Corners Managers LLC, Throop Corners UNP LLC, Throop Corners Housing Development Fund Company, Inc., Throop Corners C Corp., and Throop Corners Community LIHTC LLC ("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://extapps.dec.ny.gov/data/DecDocs/C224324/>.
- 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:

- Remedial excavation and appropriate off-site disposal of approximately 3,000 tons of soil exceeding Restricted Residential Soil Cleanup Objectives (RRSCOs) from the upper 2 feet across the site.
- Collection and analysis of post-remediation soil samples to confirm attainment of cleanup objectives.
- Importation and placement of clean material meeting established SCOs for use as backfill.
- Placement of a site-wide composite cover system consisting of the new building foundation and imported subbase material, concrete or other hardscape material, and at least 2 feet of clean backfill with an underlying demarcation layer over the entire footprint of the on-site courtyard.
- Installation of an active sub-slab depressurization system to mitigate the potential for soil vapor intrusion into the building;
- Installation of a horizontal soil vapor extraction system to remove and prevent off-site migration of residual volatile organic compounds from the subsurface;

BROWNFIELD CLEANUP PROGRAM

- 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 Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to prevent future exposure to residual contamination and to ensure implementation of the SMP.

Final Engineering Report (FER) 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
- Sub-Slab Depressurization System
- Horizontal Soil Vapor Extraction System

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 site is located in Brooklyn, New York and is identified as Block 2269 Lot 25 on the Kings County Tax Map. The Site is situated on a 0.63-acre lot bounded by Gerry Street to the north, Bartlett Street to the south, Throop

Avenue to the east, an unoccupied manufacturing structure and multi-family residential structure to the west. The site was developed as early as 1887 with commercial and residential structures. The southern-central portion of the site was occupied by an automotive repair facility from at least 1965 to 1989. All previous on-site buildings were demolished by 2008. The proposed redevelopment for the site includes a 9-story multi-family residential building with 140 affordable housing units, a community center, and a workforce development office.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224324) at:

https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pa_geid=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.

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>

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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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