

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

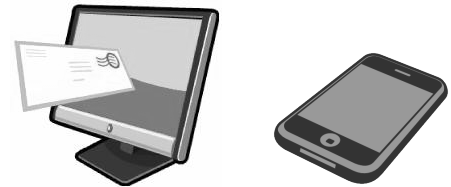
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

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**

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C224330/>

Brooklyn Community Board 7

4201 4th Avenue
Brooklyn, New York 11232
(718) 854-0003
bk07@cb.nyc.gov

Brooklyn Public Library – Sunset Park Branch

Interim Location: 4201 4th Avenue,
Brooklyn, NY 11232
(718)435-3648

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 11101-5401
(718) 482-7541
Wendi.zheng@dec.ny.gov

Project-Related Health Questions

Christopher Budd
NYSDOH
Bureau of Environmental Exposure
Investigation
Corning Tower, Room 1787
Albany NY 12237
(518) 402-1769
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Steiner Sequel

5000 1st Avenue
Brooklyn, NY 11232

SITE No. C224330

NYSDEC REGION 2

September 2023

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 Steiner Sequel site ("site") located at 5000 1st Avenue, Brooklyn, NY. 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 **September 14 through October 28, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224330/>.
- 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 Industrial Use remedy consists of:

- Several existing on-site buildings will be demolished and materials which cannot be beneficially reused on site will be taken off-site for proper disposal in order to implement the remedy;
- Removal of underground storage tanks (UST) and associated underground piping, if encountered;
- Construction and maintenance of a site cover system;
- In accordance with green remediation principles, processing of recognizable and uncontaminated concrete, rock, and/or brick, and reusing soil for site regrading and subbase preparation to facilitate the installation of the site cover system;
- Appropriate offsite disposal of all material removed from the site in accordance with all Federal, State, and local rules and regulations for handling, transport, and disposal;
- Installation of sub-slab depressurization systems in all future proposed buildings;

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedy; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Steiner Sequel 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 13.7-acre site is located at 5000 1st Ave., Brooklyn, NY and is identified on the NYC Tax Map as Block 725, Portions of Lots 1 and 100. The southern portion of the site on Lot 1 is improved with two six-story buildings identified as buildings 57 and 58, and one seven-story building identified as unit G. The north portion of Lot 1 formerly contained buildings 39, 40, and 45, all of which were demolished in 2015. The remaining portion of the Lot 1 portion of the site is vacant or occupied by an asphalt parking lot. The portion of the Site on Lot 100 consists of an asphalt parking lot and two rail crossings at the site entrance on 1st Avenue.

The planned industrial redevelopment of the site includes preservation and repurposing of two existing historic

industrial buildings (57 and 58), as well as the development of two new film and television production facilities. A new parking structure will be constructed that will provide parking for approximately 548 vehicles. A surface parking lot will also be constructed and include space for 138 vehicles.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224330) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), metals, and polychlorinated biphenyls (PCBs) in soil. Chlorinated volatile organic compounds (CVOCs) are present in both groundwater and soil vapor.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location

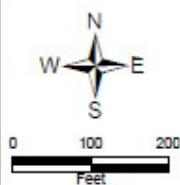


Figure 1
Site Map

5000 1st Avenue
Brooklyn, NY 11232
Site No. C224330



Department of
Environmental
Conservation

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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
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.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Italiano Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
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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.

Contact: Wendi Zheng, (718) 482-7541, Wendi.zheng@dec.ny.gov