

(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](http://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/C224333/>

### 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  
[Bk01@cb.nyc.gov](mailto:Bk01@cb.nyc.gov)

## Who to Contact

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

### Project-Related Questions

Madeleine S. Babick, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
(718) 482-4992  
[madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)

### Project-Related Health Questions

Harolyn Hood  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 473-4780  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

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

# FACT SHEET

## Brownfield Cleanup Program

## Broadway Triangle Site A

663-667 Flushing Avenue and  
29-31 Bartlett Street  
Brooklyn, NY 11206

**SITE No. C224333**

**NYSDEC REGION 2**

**August 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 Broadway Triangle Site A site ("site") located at 663-667 Flushing Avenue (site A1), and 29-31 Bartlett Street (site A2), Brooklyn, NY, 11206. 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. This decision is based on the nature of the existing contaminants identified at the site; the lack of potential for off-site migration of contaminants in the groundwater; and the lack of potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **August 31<sup>st</sup> through October 15<sup>th</sup>, 2023.**

- Access the RAWP and other project documents online through the DEC info Locator: <https://www.dec.ny.gov/data/DecDocs/C224333/>.
- 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 Action Work Plan:** The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of soil exceeding the restricted residential soil cleanup objectives (SCOs) in the upper 2 feet across the entire site.
- Collection and analysis of site-wide documentation samples to evaluate the performance of the remedy.
- Installation of a cover system to prevent exposure to remaining soil exceeding the above noted SCOs. The cover system will consist of concrete building slabs, asphalt pavement, concrete sidewalk, and/or a minimum of two feet of clean fill over a demarcation layer.
- Importing clean material that meets the established SCOs for use as backfill.
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

# BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to ensure proper Site use and to prevent future exposure to any remaining residual contamination.
- Implementation of a Site Management Plan for management of remaining contamination including, but not limited to, inspection and maintenance of the site cover.

The proposed remedy was developed by Bartlett Crossing LLC, Bartlett Crossing Managers LLC, and Bartlett Crossing UNP LLC ("applicants") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was previously submitted and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

**Site Description:** The site is 0.33-acres divided into two non-contiguous parcels. Site A1 is bordered on the south by Flushing Avenue, on the east by Whipple Street. Site A2 is located with Bartlett Street to the southeast. It is currently a vacant, overgrown undeveloped lot with several patches of exposed concrete. The site was developed as early as 1887 with several commercial and residential structures (including

several outbuildings). Commercial uses have included retail stores, bakery, fur dresser, carpenter's shop, and sausage factory. The site was occupied by mixed-use buildings (residential, retail, manufacturing) by 1965. The site has been vacant since circa 1980.

Planned redevelopment at the site includes a 9-story mixed-use residential/commercial building on Site A1 and a 9-story residential building on Site A2. Both buildings are planned to be 100% 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, C224333) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals, which are present in soil across 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](https://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





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	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: Madeleine Babick, (718) 482-4992, and [madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)