



**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/C224335>

### **Brooklyn Public Library – Crown Heights Branch**

560 New York Avenue at, Maple Street  
Brooklyn, NY 11225  
(718) 773-1180

### **Brooklyn Community Board 9**

890 Nostrand Avenue  
Brooklyn, NY 11225  
(718) 778-9279  
[bk09-1@cb.nyc.gov](mailto:bk09-1@cb.nyc.gov)

## Who to Contact

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

### **Project-Related Questions**

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(718) 482-4065  
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### **Project-Related Health Questions**

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NYSDOH  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beci@health.ny.gov](mailto:beci@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**

**975 Nostrand Avenue  
Brooklyn, NY, 11225**

**SITE No. C224335**

**NYSDEC REGION 2**

**January 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 the project site located at 975 Nostrand Avenue, Brooklyn, New York ("site"), 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 Nostrand Green LLC. ("applicant") 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://www.dec.ny.gov/data/DecDocs/C224335>.
- 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:

- Excavation and off-site disposal of approximately 72,000 tons of contaminated material exceeding the Restricted Residential Use Soil Cleanup Objectives (RRSCOs), the site-specific cleanup criteria. The excavation was conducted site-wide to a minimum depth of 15 feet below grade with some deeper excavation to remove petroleum-contaminated soil.
- Collection and analysis of post-remedial soil samples to confirm that cleanup standards were achieved across the site.
- Excavation and removal of two previously unknown underground storage tanks and associated petroleum contaminated soil/fill.
- Installation and operation of a soil vapor extraction system in the southwestern portion of the Site to treat on-Site soil vapor, prevent the off-site migration of soil vapor, and prevent/contain migration of soil vapor on to the Site from off-site sources.
- Installation and operation of an active sub-slab depressurization system below the new building foundation to prevent vapor intrusion into the new building, to be activated as part of site management.
- Implementation of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls ; (2) monitoring; (3) operation and maintenance; and (4) reporting.

# BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

**Final Engineering Report Approved:** NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be 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:

- Active SSDS System
- SVE System

**Next Steps:** With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is 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 at 975 Nostrand Avenue in Brooklyn and is identified as Block 1309, Lot 6 on the Brooklyn Tax Map. The Site is approximately 1.369 acres, bounded to the north by a vacant lot; to the east by Clove Road, followed by multi-family residential buildings; to the south by mixed residential and commercial uses; and to the west by Nostrand Avenue followed by mixed residential and commercial uses and Sullivan Place. The site was most recently developed with a vacant one-story commercial use building (formerly used as a supermarket) built between 1965

and 1970 on a portion of the site with the remainder comprising an asphalt-paved surface parking lot. Prior to the construction of the current building, the site was occupied by various uses including stores, a parking garage, a printing facility, upholstery facility, and a carpenter, an auto repair shop, a printing press, hand laundry facility, an exterminator, and an auto school.

The cleanup at the site achieved a Track 2 Restricted Residential remedy. The site is currently being redeveloped as two mixed-use residential and commercial buildings.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224335) at:

<https://www.dec.ny.gov/cfm/x/ectapps/dereexternal/index.cfm?pageid=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://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](http://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>

## Site Location





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

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<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.
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<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.

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