

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

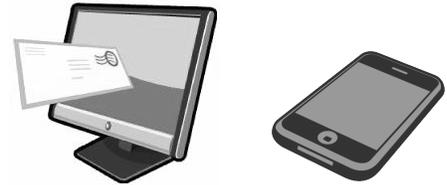
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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

FACT SHEET

Brownfield Cleanup Program

340 Myrtle Avenue Site
340 Myrtle Avenue
Brooklyn, NY 11205
Kings County

SITE No. C224340
NYSDEC REGION 2

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C224340/>

Brooklyn Public Library
Walt Whitman Branch
93 St. Edwards Street
Brooklyn, NY 11205
(718) 935-0244

Brooklyn Community Board 2
350 Jay Street, 8th Floor
Brooklyn, NY 11201
(718) 596-5410
Bk02@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Christopher Allan, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
christopher.allan@dec.ny.gov

Project-Related Health Questions
Stephanie Selmer, Project Manager
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7864
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>

May 2024

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 340 Myrtle Avenue site ("site") located at 340 Myrtle Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 340 Myrtle Development LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224340/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in May 2024 and last about six months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Excavation and offsite disposal of all soil which exceeds the Protection of Groundwater Soil Cleanup Objectives (SCOs) for chlorinated volatile organic compounds (cVOCs), and Restricted-Residential Use SCOs for all other contaminants, to a depth of 15 feet below grade;
- Importation of clean material that meets the established SCOs for backfill;
- Monitored natural attenuation of groundwater following removal of the onsite soil source of chlorinated solvents to document the reduction in contaminant concentrations in groundwater over time by natural attenuation.
- As a contingency, in-situ (i.e., in place) chemical oxidation of groundwater will be conducted via injections if pre-design sampling indicates natural attenuation will not effectively reduce cVOC contaminants from groundwater;
- Installation of an active sub-slab depressurization system beneath the new onsite building to mitigate the potential for soil vapor intrusion into the new building. Offsite investigation determined that no offsite vapor mitigation is needed for surrounding properties;
- Collection and analysis of post-excavation soil samples, groundwater samples, and indoor air samples to evaluate the effectiveness of the remedy.
- Monitoring of indoor air and groundwater to assess the performance and long-term effectiveness of the remedy;

BROWNFIELD CLEANUP PROGRAM

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description: The site is 0.202-acres (8,820 square feet) and is located at the southeast corner of the intersection of Myrtle Avenue and Carlton Avenue. Lot 21 was most recently occupied by a one-story commercial building with a full cellar that occupies the majority of the lot. The onsite building was demolished in December 2023. Historically, a portion of the former building had been used as a dry cleaner for approximately 40 years. The southwestern portion of Lot 21 was most recently utilized for parking. Lot 22 was excavated to approximately 9.5 feet below sidewalk grade across the lot between April 2022 and September 2022 as part of previous redevelopment efforts which were abandoned in late 2022. Lot 22 was then added to Lot 21 as part of the BCP site.

The proposed redevelopment includes a new eight-story mixed-use commercial and residential building with a full

cellar. The building footprint will occupy the entire site footprint.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224340) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/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 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>

BROWNFIELD CLEANUP PROGRAM

Site Location





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।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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Języki 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: Christopher Allan, (718) 482-4065, christopher.allan@dec.ny.gov