

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

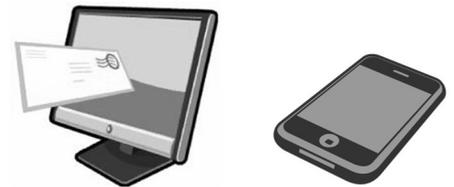
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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.

73-99 Empire Boulevard

Brownfield Cleanup Program

Site No. C224343

Brooklyn, Kings County



Department of
Environmental
Conservation

March 2026

Cleanup 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 73-99 Empire Boulevard site ("site") located at 73-99 Empire Boulevard, Brooklyn, New York, 11225. 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 "Remedial Investigation Report (RIR)" and "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **March 12 through April 26, 2026**.

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224343/>
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Remedial Investigation Report and Draft Remedial Action Work Plan

The proposed Track 1 Unrestricted Use remedy plan consists of:

- Excavation and offsite disposal of approximately 13,450 cubic yards (CY) of soil, from 3-ft to 14-ft below grade surface (bgs).
- Collection and analysis of post-excavation soil samples to document attainment of the cleanup objectives.
- Importation and backfill of clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) to establish the designed grades
- Performance of a soil vapor intrusion evaluation. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.
- The proposed cleanup plan was developed by Empire McKeever Heights LLC ("Volunteer") after the prior owner, Empire Boulevard Holdings LLC, performed a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The Volunteer 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 site is located in the County of Kings, Brooklyn, New York and is identified as Block 1306, Lot 28 on the New York City Tax Map. The site is situated on an approximately 0.87-acre area bounded by Sullivan Place to the north, Empire Boulevard to the south, commercial buildings to the east, and McKeever Place to the west.

The site was first developed in 1925 with an approximately 27,000 sq-ft 1-story warehouse that was used as an auto service garage and included a gasoline tank along the southern portion of the property. An approximately 7,500 sq-ft auxiliary building was constructed to the east around 1930 as a parts storage facility for the auto service business. The northwestern corner of the site was developed with a mixed-used building in 1932 and demolished sometime prior to 1951. By the mid-1940s, both of the main buildings were occupied by an auto, truck, and equipment manufacturer. By 1951 the site was used as an auto parts and service station until it was left vacant in 1994. By 2014, the eastern auxiliary building was converted into a laundromat that was in operation until late 2024. Both buildings were demolished in 2025.

The planned redevelopment of the site includes abatement and demolition of the existing buildings (already completed) and construction of four multi-story residential buildings with a cellar level for retail space and utility rooms, as well as two levels of subcellar for a parking garage and recreational space. Twenty percent (20%) of the residential units are planned as affordable units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224343) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The data collected during the RI indicate that fill-related impacts (SVOCs, and some metals and pesticides) are present in site soils. Limited petroleum related VOC exceedances are present in the south portion of the site. In groundwater, SVOC exceedances can be attributed to turbidity or offsite sources since groundwater is very deep (60+ feet below grade). Metal exceedances in groundwater are naturally occurring. Soil vapor samples across the site have low VOC detections and are not attributed to soil or groundwater contamination.

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>

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

Manfred Magloire, Project Manager
NYSDEC, Division of Environmental Remediation
47-40 21st Street, Long Island City, NY 11101
p: (718) 482-4078
manfred.magloire@dec.ny.gov

Project-Related Health Questions

Sarita Wagh, Project Manager
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower Room 1787
Albany, NY 12237
Phone: (518) 402-7817
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C224343/>

Brooklyn Public Library- Crown Heights Branch

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

Borough Community Board District 9

890 Nostrand Avenue
Brooklyn, NY 11225
(718) 778-9279
infobk09@cb.nyc.gov

Site Location





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اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔