



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

1885 Atlantic Avenue Redevelopment
1885 Atlantic Avenue
Brooklyn, NY 11233

September 2023

SITE No. C224347
NYSDEC REGION 2

Where to Find Information:

Access project documents through the DECinfo Locator and at these locations:
<https://www.dec.ny.gov/data/DecDocs/C224347/>

Brooklyn Public Library

Brownsville Branch
61 Glenmore Avenue at Watkins Street
Brooklyn, New York 11212
Tel.: (718) 498-9721

Brooklyn Community Board 3

Restoration Plaza
1360 Fulton Street, 2nd Floor
Brooklyn, New York 11216
Tel.: (718) 622-6601
Email: bk03@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

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NYSDEC
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Project-Related Health Questions

Sarita Wagh
New York State Department of Health
Bureau of Environmental Exposure
Investigation
Empire State Plaza
Corning Tower, Rm 1787
Albany, NY 12237
Tel.: (518) 402-7817
Email: beci@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 1885 Atlantic Avenue Redevelopment site ("site") located at 1885 Atlantic Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 1885 Atlantic Realty 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://www.dec.ny.gov/data/DecDocs/C224347/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Remedial activities are expected to begin in September 2023 and last about five 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 off-site disposal of all on-site soils to approximately 4 feet throughout the site and approximately 7 feet in the northeastern portion of the site. Approximately 1,400 cubic yards of material will be removed from the site;
- If encountered, underground storage tanks (USTs) and associated equipment will be excavated and properly disposed of off-site.
- Implementation of soil vapor extraction in the northeast portion of the site to remove volatile organic compounds (VOCs) from the subsurface;
- Implementation of in-situ ("in-place") chemical oxidation to remediate VOCs in groundwater;
- On-site buildings will be required to have a Sub-Slab Depressurization System (SSDS);
- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;

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.

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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 or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. 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 FER. 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 COC.

Site Description: The site is 0.21-acres and is bounded by a parking lot to the north, Ralph Avenue followed by mixed-use commercial and residential buildings to the east, Atlantic Avenue, and the Long Island Railroad Tracks to the south and a commercial building occupied by McDonald restaurant to the west. The site is identified as Block 1714, Lot 30 on the NYC map. Historically the site was used as a gasoline filling station and auto wrecking facility.

The planned development project will consist of construction of a new nine-story mixed-use commercial and residential building. Anticipated cleanup will be for restricted-residential use.

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

site ID, C224347) at:

<https://www.dec.ny.gov/cfmx/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 SCOs 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





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Contact: Sadique Ahmed, 518 402 9656, and sadique.ahmed@dec.ny.gov