



**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/C224349/>

**Brooklyn Public Library: Cypress Hills**  
1197 Sutter Ave. at Crystal St.  
Brooklyn, NY 11208  
(718) 277-6004

**Brooklyn Community Board 5**  
127 Pennsylvania Avenue, 2<sup>nd</sup> Floor  
Brooklyn, NY 11207  
(718) 819-5487  
[mperkins@cb.nyc.gov](mailto:mperkins@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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Long Island City, NY 11101-5401  
(718) 482-4992  
[madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)

**Project-Related Health Questions**  
Kristin Kudlow  
NYSDOH  
28 Hill Street, Suite 20  
Oneonta, NY 13802  
(607) 353-4335  
[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**

**2864 Atlantic Avenue  
Redevelopment  
2864 Atlantic Avenue  
Brooklyn, NY 11207**

**January 2024**

**SITE No. C224349  
NYSDEC REGION 2**

## 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 2864 Atlantic Avenue Redevelopment site ("site") located at 2864 Atlantic Avenue, Brooklyn, New York, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by 2864 Atlantic Realty 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/C224349/>.
- 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:

- Removal and decommissioning of five Underground Storage Tanks.
- Excavation and off-site disposal of approximately 6,300 cubic yards of contaminated fill material exceeding the Unrestricted Use Soil Cleanup Objectives, the site-specific cleanup criteria.
- Importation of clean material to backfill the excavation.
- Collection and analysis of post-remedial soil samples to confirm that cleanup standards were achieved.
- In-Situ (in-place) Chemical Oxidation treatment of residual volatile organic compounds in groundwater via injections of Sodium Persulfate.
- Installation of monitoring wells for post-injection groundwater monitoring.
- Performance of a soil vapor intrusion evaluation of the new building basement. The evaluation will include a provision for implementing actions recommended to address exposure related to soil vapor intrusion.
- 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 (IC/ECs); (2) monitoring; and (3) 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

No engineering controls have been put in place on the site.

**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 2864 Atlantic Avenue in the East New York neighborhood of Kings County, New York and is identified as Block 3965, Lot 11 on the New York City Tax Map. The site is approximately 18,100 square feet (0.415 acres) and is bound to the north by Atlantic Avenue followed by multiple mixed use low-rise residential buildings, to the east by Jerome Street followed by low-rise residential buildings, to the south by low-rise residential buildings, and to the west by Barbey Street followed by a vacant 3-story industrial use buildings. The site was partially developed in the late 1800s with two stores and one residential building. By the early 1950s, the site was partially redeveloped with a

garage and two gasoline tanks. By 1965, the entire site was occupied by a gas station that was developed with an overhead canopy and a one-story office building. The site remained unchanged since the mid-1960s and actively operated as a gas station until February 2022 when all on-site structures were demolished.

The site is currently being developed for mixed-use (residential and commercial) purposes and will have an affordable housing component.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224349) at:

<https://www.dec.ny.gov/cfm/x/etapps/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 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



# BROWNFIELD CLEANUP PROGRAM



Department of  
Environmental  
Conservation

Kathy Hochul, Governor | Basil Seggos, Commissioner

[www.dec.ny.gov](http://www.dec.ny.gov)

## 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.
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<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.

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**Język 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.

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