



**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/C224355/>

### Document Repository Name

#### Park Slope Branch Library

431 6th Ave  
Brooklyn, NY 11215  
(718) 832-1853

#### Brooklyn Community Board 6

250 Baltic Street  
Brooklyn, NY 11201  
(718) 643-3027  
[info@bkcb6.org](mailto:info@bkcb6.org)

### Who to Contact

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

#### Project-Related Questions

Madeleine S. Babick, Project Manager  
NYSDEC  
47-40 21st Street,  
Long Island City, NY 11101  
(718) 482-4992  
[madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)

#### Project-Related Health Questions

Christopher Budd  
NYSDOH  
Bureau of Env. Exposure Investigation  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 11237  
(518) 402-1769  
[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

September 2024

88 9<sup>th</sup> Street

88 9<sup>th</sup> Street,  
Brooklyn, NY 11215

SITE No. C224355

NYSDEC REGION 2

## Remedy 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 88 9<sup>th</sup> Street site ("site") located at 88 9<sup>th</sup> Street, Brooklyn, NY, 11215. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site and the potential for off-site migration of contaminants in the groundwater. To address this threat, a proposed remedy has been developed and is summarized below.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **September 26 through November 10, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224355/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft RAWP:** The proposed Commercial Use remedy consists of:

- Implementation of a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP) to protect on-site workers, the community, and the environment during remediation and construction activities;
- Excavation, stockpiling, off-site transport, and disposal of about 4,500 cubic yards of contaminated soil/fill;
- Removal, decommissioning, and off-site disposal of any encountered underground storage tanks (UST) and/or associated appurtenances (e.g., fill lines, vent lines, and electrical conduit);
- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established soil cleanup objectives for use as backfill;
- Installation of an underground barrier made up of chemical oxidants along the northern and western property boundaries in order to prevent offsite migration of groundwater contamination;

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- Post-remediation groundwater monitoring to assess the effectiveness of the remedy;
- Installation and maintenance of a site cover system;
- Completion of a soil vapor intrusion (SVI) evaluation in any on site buildings;
- Implementation of a Site Management Plan for long term maintenance of the Engineering Controls (EC); and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 88 9<sup>th</sup> Street Brooklyn LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted to the NYSDEC and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant 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 1.05-acres and is bound by 9th Street to the north, a four-story commercial building to the east, 10th Street to the south, and parking lot and an unimproved lot used for storage to the west. The site is currently used by a tenant that leases outdoor parking spaces and containers for self-storage and includes multiple self-storage units; one approximately 1,175 square-foot one-story building used as an office for site management; and one approximately 2,830 square-foot one-story building used for storage, a portion of which extends outside the site. A New York City Transit (NYCT) viaduct carries the Metropolitan Transportation Authority F and G subway lines over the central portion of the site. The site was occupied by manufacturing buildings from about 1886 to 1923, including

a paint manufacturing facility in the 1900s, and has been used for vehicle parking and storage from the 1930s (when the overhead NYCT viaduct was constructed) to the present.

The proposed development is a six-story commercial building with ground floor parking, to be used as a storage facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224355) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern for the site are petroleum-related volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals, which are present in soil, groundwater, and/or indoor air.

**Brownfield Cleanup Program:** New York's 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 SCO 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>

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***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.***

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## 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)

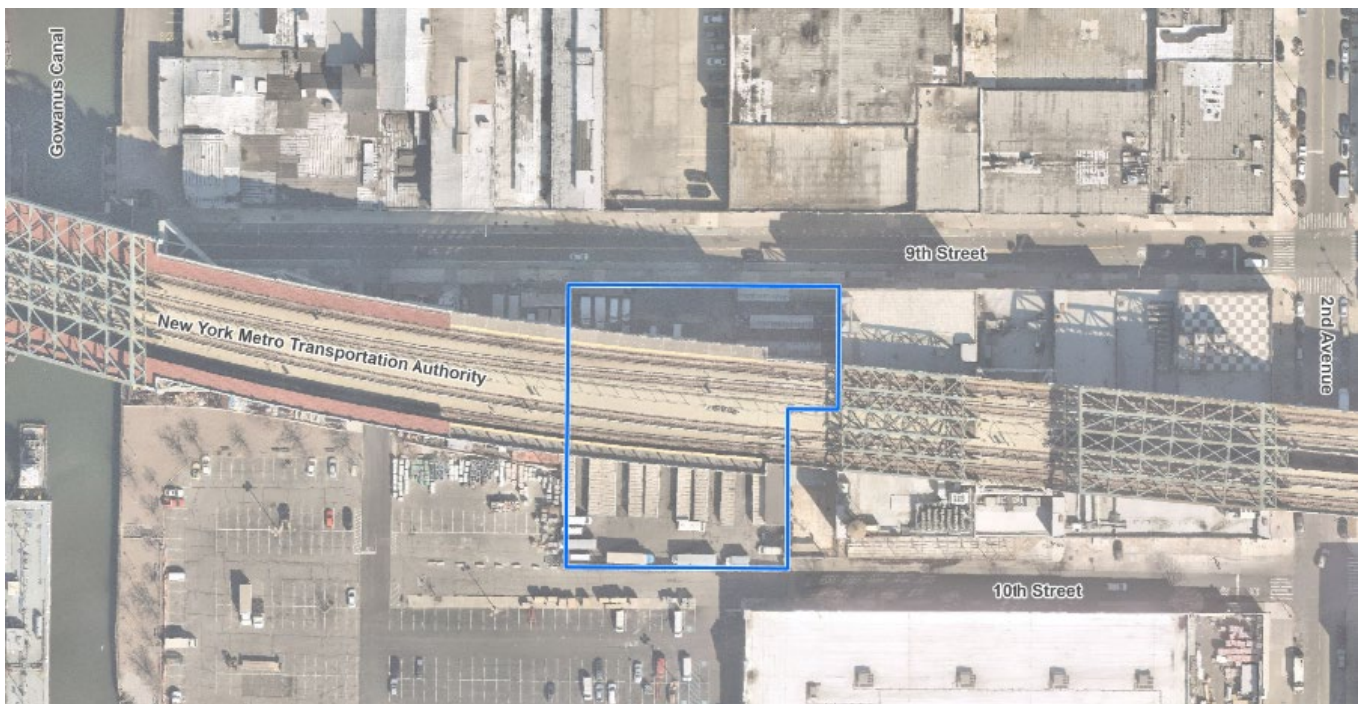
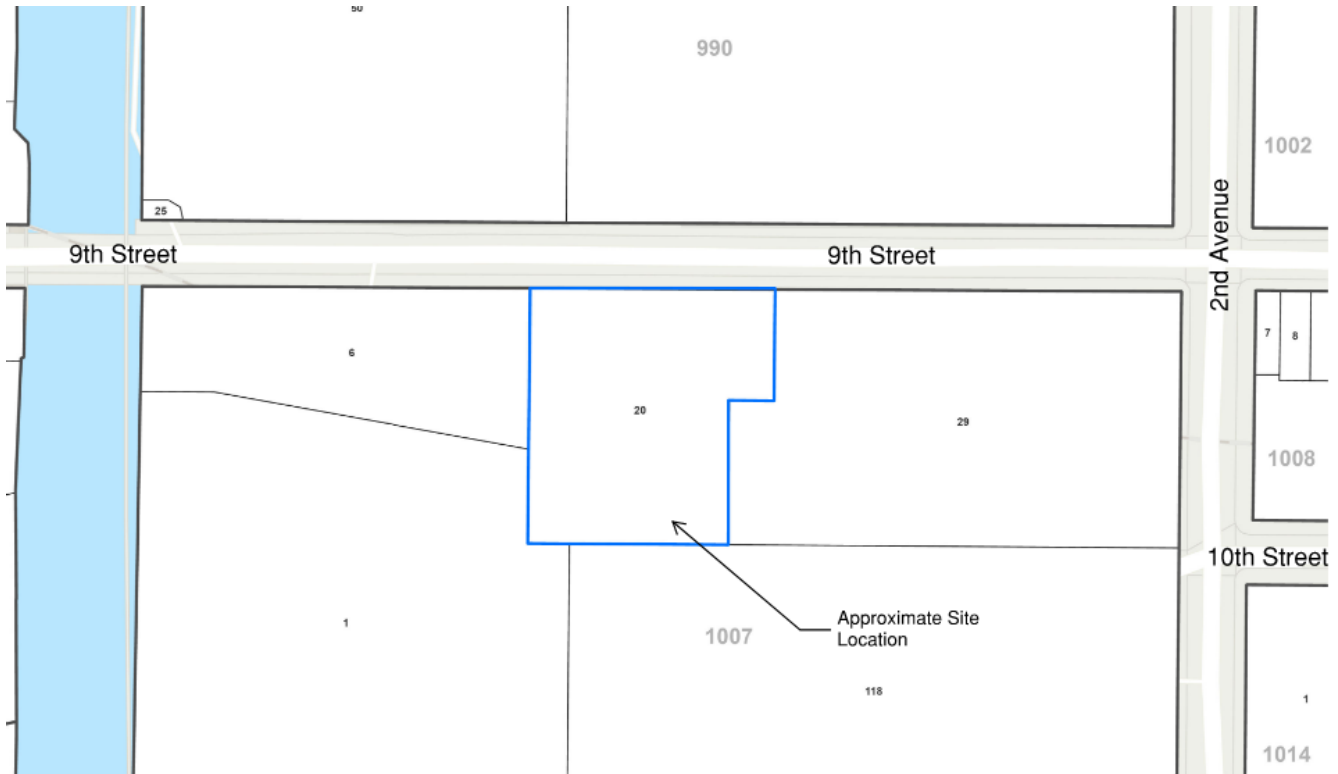
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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





## 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.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<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.

Contact: Madeleine S. Babick, (718) 482-4992, [madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)