

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

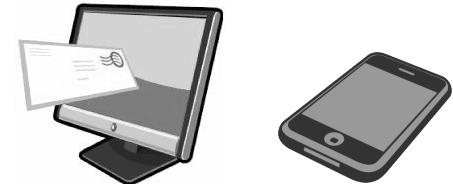
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

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.

251 Douglass Street

Brownfield Cleanup Program
Site No. C224367
Brooklyn, Kings County



Department of
Environmental
Conservation

December 2025

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 251 Douglass Street site ("site") located at 251 Douglass Street, Brooklyn, Kings County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by Gowanus Douglass Street, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224367/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Highlights of the Site Cleanup

The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation and off-site disposal of contaminated soil from the top 2 feet below grade surface (bgs) across the entire site, and to approximately 6-8 feet bgs in the southeast & northwestern corners of the site where more significant contamination existed
- Removal of Underground Storage Tanks and piping in accordance with local, state, and federal regulations;
- In-situ ("in-place") solidification from approximately 4 to 40 feet bgs to address coal tar, which is a dense non-aqueous phase liquid, and grossly contaminated material;
- Installation of a low-permeability hydraulic barrier wall to a depth of 55 feet below grade around the entire site boundary to prevent off-site migration of coal tar and groundwater contamination;
- Vapor Barrier - A vapor barrier was installed as a construction element of the new building.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Development 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; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps

When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a

fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description

The site is 0.65-acres and is bordered on the west by Nevins Street, on the north by Butler Street, and on the south by Douglass Street. Prior to remediation the site was a vacant lot with two partial building foundations, the 10,000-sf and 2,500-sf structures were demolished in November of 2022. Previously, the site had been used as a private garage and auto repair facility and office space since approximately 1931.

The selected remedy is a Track 4 Restricted Residential use cleanup. The proposed redevelopment includes construction of a new 14-story mixed use commercial and residential building that will include affordable housing units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224367) at:

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

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 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://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

Marnie DeLuke, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway Albany, NY 12233
P: (518) 402-3262
marnie.deluke@dec.ny.gov

Project-Related Health Questions

Jim Sullivan
Project Manager
NYSDOH, Bureau of Environmental Exposure Investigation

Empire State Plaza
Corning Tower, 17th Floor,
Albany, NY 12237
p: (518) 402-5584
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/C224367/>

Pacific Branch Library
25 Fourth Avenue
Brooklyn, NY 11217
(718) 638-1531

Brooklyn Community Board 6
250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027
info@bkcb6.org

Site Location





Translation Available. Don't see your language? Ask!

English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
Русский Russian	Чтобы запросить перевод этого документа на предпочтаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צָו פָּאָרְלָאָנְגָּעָן צָו הָאָבָּן דִּי דָּאָקּוּמָנָּט אַיְבָּרְגָּעָזָעָצָט אַיְנָ אַיְיָעָרָ שְׁפָרָאָךְ, בִּיטָּע פָּאָרְבִּינְדָּט זִיךְ מִיטְ דִּי מַעַנְטָשָׁ אַנְגָּעָוִיָּן אָוָנָטָן. מַעַן דָּאָרָף נִישְׁטְ צָאָלָן פָּאָרָן אַיְבָּרְטִיְּתָשָׁן.
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে নীচে উল্লিখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجاناً ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest opłacalne.
Français French	Veuillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
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۔