

(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:

www.dec.ny.gov/chemical/61092.html

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.



FACT SHEET

Brownfield Cleanup Program

251 Douglass Street
251 Douglass Street
Brooklyn, NY 11217

SITE No. C224367
NYSDEC REGION 2

October 2023

Where to Find Information:

Access project documents through the DECinfo Locator and at these location(s):
<https://www.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 11201-6401
(718) 643-3027
Infobkcb6@gmail.com

Who to Contact:

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

Project-Related Questions
Marnie Chancey, Project Manager
NYSDEC
625 Broadway,
Albany, NY 12233
(518) 402-3262
marnie.chancey@dec.ny.gov

Project-Related Health Questions
Jim Sullivan
NYSDOH
Empire State Plaza - Corning
Tower, Rm. 1787
Albany, NY 12237
Phone: (518) 402-5584
jim.sullivan@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 251 Douglass Street site ("site") located at 251 Douglass Street, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Gowanus Douglass Street 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/C224367/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in October 2023 and last about 24 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 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 exists;
- Removal of Underground Storage Tanks (USTs);
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- In-situ ("in-place") solidification (ISS) from approximately 4 to 40 feet bgs to address coal tar, which is a dense non-aqueous phase liquid (DNAPL), and grossly contaminated material (GCM);
- 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;
- Placement of a cover system over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use standards;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

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.

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(s) 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 0.65-acres and is bordered on the west by Nevins Street, on the north by Butler Street, and on the south by 251 Douglass Street. The site is currently a vacant lot with two partial building foundations, the 10,000-sf and 2,500-sf structures were demolished in November of 2022 and the site is currently unoccupied. 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 use with generic SCOs. 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://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs) and metals, which are present site-wide in soil and groundwater. Coal tar in the form of DNAPL has been identified in soil and groundwater across the entire site. Petroleum-related VOCs have been identified in soil and groundwater in the vicinity of the USTs. VOCs, primarily tetrachloroethene (PCE), were detected in soil vapor beneath the Site.

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 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

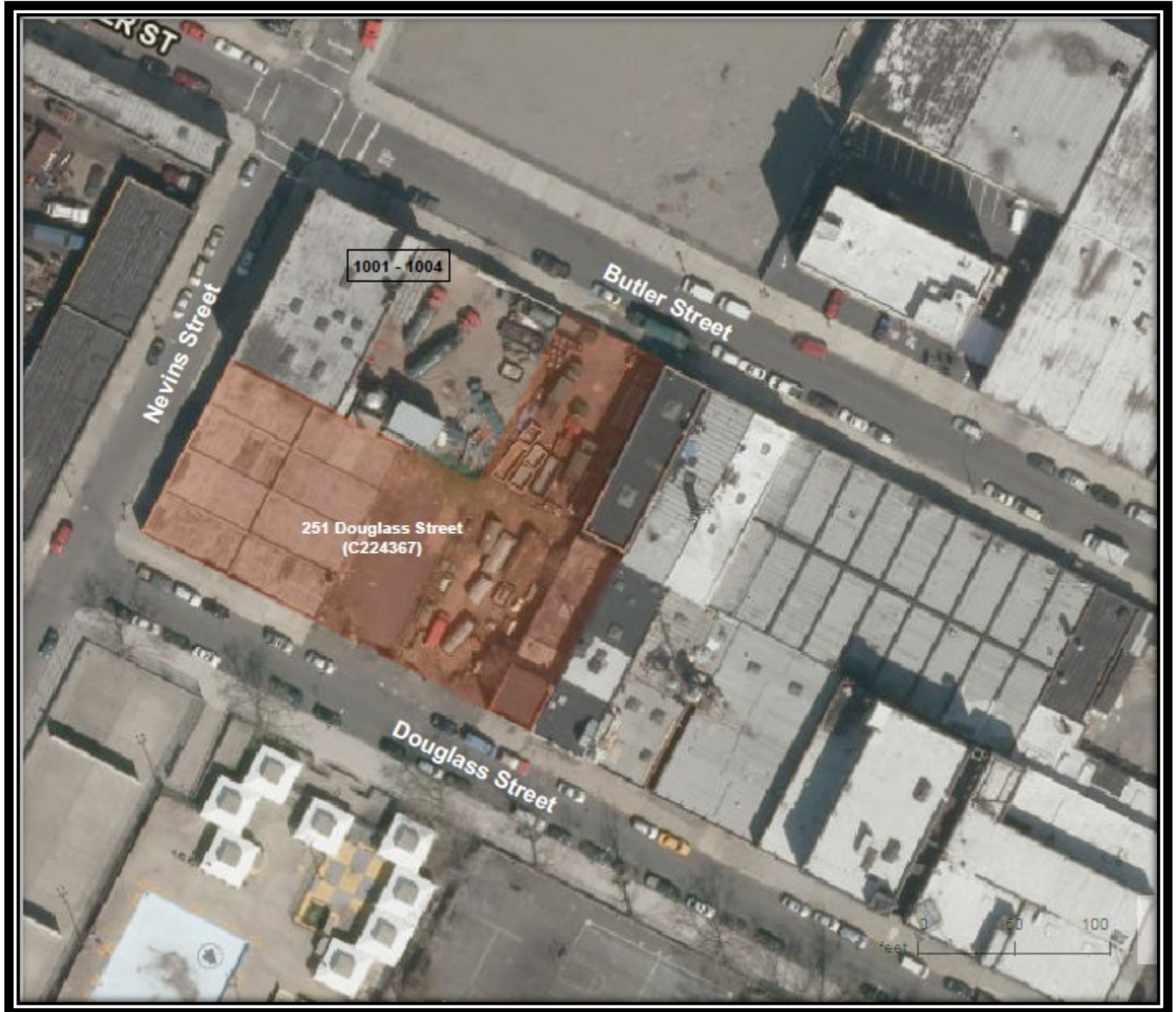
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	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。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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العربية Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
Języki 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.

Contact: Marnie Chancey, 518-402-3262, and Marnie.Chancey@dec.ny.gov