



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Consumers Park Brewery Site
960 Franklin Avenue
Brooklyn, NY 11225

SITE No. C224381

NYSDEC REGION 2

November 2024

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C224381/>

Brooklyn Public Library

Central Branch

10 Grand Army Plaza
Brooklyn, NY 11238
(718) 230-2100

cshonhart@bklynlibrary.org

Brooklyn Community Board 9

890 Nostrand Avenue
Brooklyn, NY 11225
(718) 778-9279

bk09-1@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Shawn Roberts, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
(518) 402-9799

shawn.roberts@dec.ny.gov

Project-Related Health Questions

Renata Ockerby
NYSDOH
Empire State Plaza, Rm 1787
Albany, NY 12237
(518) 402-7867

beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Consumers Park Brewery Site ("site") located at 960 Franklin Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 960 Franklin LLC and Franklin Plaza II LLC ("applicants") 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/C224381/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information".

Remedial activities are expected to begin in November 2024 and last about six 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 Conditional Track 1 Unrestricted Use remedy are:

- Removal of underground storage tanks, if encountered, as well as existing pavement and debris;
- Excavation and off-site disposal of approximately 33,000 cubic yards of contaminated soil to a depth of 13 feet below grade (ft bg) in the southern area of the site, and to 20 ft bg in the northern area of the site and "hot spot" areas, to allow for unrestricted use across the site;
- Collection and analysis of post-excavation samples to evaluate the effectiveness of the remedy;
- Importing clean fill that meets established soil cleanup objectives (SCOs) for use as backfill;
- Remediation of groundwater in the northern half of the site through the use of in-situ (in-place) chemical reduction, in-situ chemical oxidation, and enhanced bioremediation;
- Installation of a soil vapor extraction system to remove volatile organic compounds (VOCs) from the subsurface and mitigate the migration of VOCs off-site;

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- Installation and operation of a sub-slab depressurization system to prevent the potential for soil vapor intrusion into the planned building;
- If an unrestricted cleanup is not achieved, implementation of a Site Management Plan would also be required for long-term maintenance of the remedial systems; and
- If an UU cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary. 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 applicants complete 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 applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants 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 1.558-acre site is located in the Crown Heights section of Brooklyn and bounded to the north by Montgomery Street, to the east by Franklin Avenue, to the south by a vacant lot followed by two 6-story multi-family apartment buildings, and to the west by railroad tracks associated with the New York City Metropolitan Transit S subway line. The site is currently a vacant lot, and a majority is covered by the former buildings' concrete slabs. Historical uses included

residential, commercial, and light industrial including the brewery, showroom, wire-cutting shop, retail, and the most recent use being a spice factory.

The proposed development will consist of a new 7-story residential building with 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, C224381) at:

<https://extapps.dec.ny.gov/cfm/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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<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>

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Site Location



Site Map

Consumers Park Brewery Site
Brooklyn, NY
Site No. C224381





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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: Shawn Roberts, (518) 402-9799, shawn.roberts@dec.ny.gov