

(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.



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C224390/>

Brooklyn Public Library – Greenpoint Branch

107 Norman Avenue
Brooklyn, NY 11211
(718) 389-4394

Borough Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Jennifer Gonzalez, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4508
Jennifer.Gonzalez@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
NYSDOH
Empire State Plaza
Corning Tower, room 1787
Albany, NY 12237
(518) 402-0450
bee@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>

FACT SHEET

Brownfield Cleanup Program

Clay Properties LLC
19-29 Clay Street & 60-62
Commercial Street
Brooklyn, Kings County

April 2025

SITE No. C224390

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 Clay Properties LLC site ("site") located at 19-29 Clay Street and 60-62 Commercial Street, Brooklyn, Kings County. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the 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 in the Site in soil, groundwater, and soil vapor. To address this threat, NYSDEC has developed the proposed remedy 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 **April 17 through May 31, 2025**.

- Access the RAWP and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C224390/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area.

Draft Remedial Work Plan: The proposed remedy, which would allow for future restricted residential use, consists of:

- Excavation and off-site disposal of soil that exceeds the Restricted-Residential Use and Protection of Groundwater Soil Cleanup Objectives;
- Excavation and disposal of the dense non-aqueous phase liquid (DNAPL) source area on Lot 53 under a negative pressure enclosure;
- Dewatering during excavation, including groundwater treatment and disposal of DNAPL;
- Collecting and analyzing post excavation soil and groundwater samples to evaluate the effectiveness of the remedy;
- Removal and decommissioning of any encountered underground storage tanks;

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- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Conversion of the temporary Soil Vapor Extraction (SVE) system implemented during the IRM to a permanent SVE system;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use soil cleanup objectives;
- Construction of an active sub-slab depressurization system (SSDS) below the building slab;
- Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination at the Site;
- Publication of a Site Management Plan (SMP) for long term management of residual contamination as required by the Environmental Easement, including plans for Institutional and Engineering Controls, monitoring, operation and maintenance, and reporting.
- Implementation of green remediation components including considering the environmental impacts of treatment technologies and conserving and efficiently managing resources and materials;
- Development and implementation of a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP);
- Implementation of soil erosion, pollution, and sediment control measures;

The proposed remedy was developed by Clay Properties LLC (the Volunteer) 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 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(s) 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 located in the Greenpoint neighborhood of Brooklyn, New York and contains lots front facing Clay Street and Commercial Street. The lots are identified as Block 2482 Lot 9 (19-27 Clay Street), Lot 10 (60-62 Commercial Street), and Lot 53 (29 Clay Street). The total site area is 0.457 acres.

Lot 9 contains a 2-story warehouse that will be demolished for redevelopment. The bottom floor of the warehouse is currently vacant, and the second floor is used as a private office. Lot 10 is currently used as a parking lot and storage area, and Lot 53 is a vacant lot. Throughout its history, the Site was utilized for various industrial and manufacturing operations including iron works, tin can storage facility, cotton batting company, paper storage warehouse, and non-specific manufacturing uses.

The planned redevelopment is a 7-story mixed use building with ground floor commercial use and a residential lobby, and residential and private terraces above. The anticipated cleanup level is for restricted-residential use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224390) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related and chlorinated-related volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), and metals were found above restricted-residential use soil cleanup objectives. The PAHs and metals were mainly observed in the shallow soil and are likely a result of historical fill material. Chlorinated volatile organic compounds (CVOCs) in soil were found in shallow fill and deeper soils beneath and may be related to historical site usage as a cosmetic and writing instruments manufacturing company and later as a medical devices and filtration manufacturer.

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Petroleum-related VOCs in deeper soils may be related to historical industrial use and the abutting site to the north historically was used as an auto repair shop.

Constituents of concern in groundwater above applicable standards include petroleum-related VOCs, CVOCs, PAHs and other semi-volatile organic compounds (SVOCs), metals and perfluoroalkyl substances (PFAS). CVOCs indicative of dense non-aqueous phase liquids (DNAPL) were encountered below the water table on Lot 53. Elevated concentrations of petroleum-related VOCs and CVOCs were also found in soil vapor.

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 DEC 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>

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。
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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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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: Jennifer Gonzalez, 718-482-4508, jennifer.gonzalez@dec.ny.gov