

(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.

215 Moore Street and 232 Seigel Street

Brownfield Cleanup Program

Site No. C224409

Brooklyn, NY 11206



Department of
Environmental
Conservation

July 2025

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 215 Moore Street and 232 Seigel Street site ("site") located at 215 Moore Street and 232 Seigel Street, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by NYM 215 Moore, 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://extapps.dec.ny.gov/data/DecDocs/C224409/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Cleanup activities are expected to begin in July 2025 and last about 7 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 cleanup are:

- Removal of Underground Storage Tanks (USTs);
- Excavation and off-site disposal of contaminated soil to a maximum depth of 16 feet below surface grade across the site;
- Treatment of petroleum-contaminated groundwater through injections of an activated carbon product;
- Collection and analysis of post excavation soil samples and post-treatment groundwater samples to document and evaluate the effectiveness of the cleanup;
- Placement of a cover system (concrete building slab) to address contamination remaining above Commercial Use Soil Cleanup Objectives (SCOs);
- Importation of clean soil/fill that meets the established SCOs for use as backfill;
- Installation of a sub-slab depressurization system below the proposed building to mitigate soil vapor intrusion into the building;
- Completion of a post-construction soil vapor intrusion evaluation;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- 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 cleanup 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 to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant 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 Certificate of Completion.

Site Description

The 2.61-acre site is located at 215 Moore Street and 232 Seigel Street and is identified as Block 3100, part of Lot 22 and Lot 45 on the Kings County Tax map. The site was most recently improved with an open-air storage lot, a previously constructed sub-grade concrete building foundation, and vacant warehouse buildings that were demolished by February 2025. The site is currently vacant and surrounded by locked construction fencing. Previously, the site had been used as a lumber yard, paint and varnish operation, metal works, various manufacturing operations, metal smelting, and automotive garages and repair facilities with petroleum bulk storage.

The site will be redeveloped into a multi-story motion picture production studio, and is anticipated to be cleaned up to meet commercial use standards.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224409) 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

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Project-Related Health Questions

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Albany, NY 12237
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bee@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/C224409/>

Bushwick Library – Brooklyn Public Library

340 Bushwick Avenue
Brooklyn, NY 11206
(718) 602-1348

Brooklyn Community Board 1

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

Site Location





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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。
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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۔