

(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.

172 Montrose Avenue

Brownfield Cleanup Program

Site No. C224417

Brooklyn, Kings County



Department of
Environmental
Conservation

June 2026

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 172 Montrose Avenue site ("site") located at 172 Montrose Avenue, Brooklyn, Kings County. Please see the map for the site location. The cleanup activities will be performed by Montrose Meserole Owner LLC and Montrose Meserole Borrower LLC ("applicants") with oversight provided by the New York State Department of Environmental Conservation (DEC). DEC 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/C224417/>
- Documents also are available at the location(s) identified under "Where to Find Information."

Cleanup activities are expected to begin in September 2026 and last about 6 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 a known closed-in-place Underground Storage Tank (UST) and two suspected USTs in the northwestern and northeastern parts of the site, and 275-gallon fuel oil aboveground storage tank (AST) in the cellar in the northeastern part of the site in accordance with local, state and federal regulations;
- Excavation of contaminated soil/fill, including petroleum-impacted soil from about 2 to 17 feet below ground surface (bgs) site-wide;
- Installation of a support of excavation (SOE) system that will be necessary to facilitate remedial excavation;
- Completion of a groundwater treatability study and implementation of an in-situ groundwater treatment program to address petroleum-impacted groundwater in the northeastern and northwestern parts of the site, and beneath a section of the adjoining Montrose Avenue sidewalk.
- Design and installation of a sub-slab depressurization system (SSDS);
- Implementation of a groundwater monitoring program including groundwater monitoring wells to document groundwater quality and monitor cleanup effectiveness;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the excavation work;
- Importing clean soil that meets the established Soil Cleanup Objectives for use as backfill; and
- Recording of an environmental easement (EE) to memorialize the remedial action and the ECs and ICs to ensure that future owners of the site continue to maintain these controls as required, and preparation of an SMP that describes management of the ECs and ICs.

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(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to DEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When DEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. DEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. 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.

DEC will issue a fact sheet that describes the content of the Final Engineering Report. 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 about 17,000-square-foot site is located at 172 Montrose Avenue in the East Williamsburg neighborhood of Brooklyn, New York and is identified as Block 3062, Lot 12 on the Kings County Tax Map. The site is on the city block bordered by Montrose Avenue to the north, Humboldt Street to the east, Johnson Street to the south, and Avenue of Puerto Rico to the west. The site is improved with two connected one-story buildings. The site's buildings are currently vacant. Historically, the site was occupied by a carpenter, residential housing, oil burner repair companies, auto repair facilities, and commercial stores.

The proposed development is a 13-story planned affordable housing residential building. Residential units will be 100% affordable housing.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C224417) 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 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>

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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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C224417/>

Brooklyn Public Library – Bushwick Branch

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

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 839-0009

Site Location





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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۔