

# DECISION DOCUMENT

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67 Meserole Street  
Brownfield Cleanup Program  
Brooklyn, Kings County  
Site No. C224419  
February 2026



**Department of  
Environmental  
Conservation**

Prepared by  
Division of Environmental Remediation  
New York State Department of Environmental Conservation

# DECLARATION STATEMENT - DECISION DOCUMENT

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67 Meserole Street  
Brownfield Cleanup Program  
Brooklyn, Kings County  
Site No. C224419  
February 2026

## **Statement of Purpose and Basis**

This document presents the remedy for the 67 Meserole Street brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the 67 Meserole Street site and the public's input to the proposed remedy presented by NYSDEC.

## **Description of Selected Remedy**

The elements of the selected remedy are as follows:

### **1. Remedial Design**

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent

feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

## **2. Excavation**

Excavation and off-site disposal of all on-site soils which exceed Unrestricted Use SCOs, as defined by 6 NYCRR Part 375-6.8. If a Track 1 unrestricted use cleanup is achieved, a Cover System will not be a required element of the remedy. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

Any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination will be excavated and removed.

### **3. Backfill**

Backfill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

### **4. Vapor Intrusion Evaluation**

As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

### **5. Local Institutional Controls**

If no EE or SMP is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOHMH code which prohibits potable use of groundwater without prior approval.

#### *Contingent Track 2 Remedy Elements*

The intent of the remedy is to achieve a Track 1 unrestricted use, therefore, no EE or SMP is anticipated. If the soil vapor intrusion (SVI) evaluation is not completed prior to completion of the Final Engineering Report, then a SMP and EE will be required to address the SVI evaluation and implement actions as needed. In the event that Track 1 unrestricted use is not achieved, including achievement of soil remedial objectives, the following contingent remedial elements will be required, and the remedy will achieve Track 2 restricted residential cleanup.

### **6. Institutional Control**

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

### **7. Site Management Plan**

A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional controls remain in place and effective:
- Institutional Controls: The Environmental Easement discussed in Remedy Element 6 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
  - descriptions of the provisions of the environmental easement including any land use, and groundwater water use restrictions;
  - a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
  - maintaining site access controls and NYSDEC notification; and
  - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of soil vapor and indoor air to assess the performance and effectiveness of the remedy;
  - a schedule of monitoring and frequency of submittals to the NYSDEC;
  - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.

### **Declaration**

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration NYSDEC guidance, as appropriate. The remedy is protective of public health and the environment.

02/27/2026

Date



Jane H. O'Connell, P.G.

Remedial Remediation Engineer Region 2

# DECISION DOCUMENT

67 Meserole Street  
Brooklyn, Kings County  
Site No. C224419  
February 2026

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## **SECTION 1: SUMMARY AND PURPOSE**

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

NYSDEC has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

## **SECTION 2: CITIZEN PARTICIPATION**

NYSDEC seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by NYSDEC in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application  
<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C224419>

Brooklyn Public Library - Bushwick Branch  
340 Bushwick Avenue  
Brooklyn, NY 11206  
Phone: (718) 602-1348

Brooklyn Community Board 1  
435 Graham Avenue  
Brooklyn, NY 11211  
Phone: (718) 389-0009

### **Receive Site Citizen Participation Information By Email**

Please note that NYSDEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

### **SECTION 3: SITE DESCRIPTION AND HISTORY**

**Site Location:** The approximately 10,000-square-foot (0.22-acre) site is located at 67 Meserole Street in an urban area in the East Williamsburg neighborhood of Brooklyn, NY and is identified on the Kings County Tax Map as Tax Block 3041, Lot 25. The site is bordered by Meserole Street to the south; a commercial building occupied by Verizon followed by Lorimer Street to the west; a mixed use residential/commercial building followed by Scholes Street to the north; and a vacant lot and residential buildings followed by Leonard Street to the east.

**Site Features:** The site is currently used as an equipment yard for a concrete cutting business and for storage and maintenance of construction equipment rentals. The northern part of the site is occupied by several small- to medium-sized storage containers which are used as an office, a locker room, and storage area of products and equipment. There are no occupiable buildings on-site.

**Current Zoning and Land Use:** The site is located in a R6 residential district with a C4 commercial and M1 manufacturing overlay. The proposed development of this property is consistent with the current zoning. Land use within a half-mile radius is urban and includes residential, commercial, institutional, and industrial uses, public parks, parking and vacant lots. The proposed use is consistent with applicable zoning laws and maps.

**Past Use of the Site:** The site has historically been used for various residential and commercial purposes from circa 1887 through the late 1960s. Certificates of Occupancy from 1963, 1966, and 1967 indicated the presence of fuel oil burners on Lot 25. New York Telephone Company (NYEX, now Verizon New York Inc.) purchased the site in 1970, demolished the former structures, infilled the site, and operated the site as a parking lot through 2016. The site was purchased by the current tenant-in-common property owners in 2016 and was used as a materials storage and laydown area during construction of the northern-adjointing residential building (Block 3041, Lot 9) prior to its current use.

**Site Geology and Hydrogeology:** According to the United States Geological Survey (USGS) 7.5 Minute Brooklyn, New York Quadrangle (2013), the elevation of the site is about 30 feet above mean sea level, and the topography of the site is generally flat with the surrounding area gently sloping towards the southwest. Soil at the site consists of fill comprised primarily of orange-brown to gray fine-grained sand with varying amounts of silt, clay, gravel, concrete, asphalt, construction debris, wood, glass, vegetation, and brick from 0 to about 12 feet below grade surface (bgs). This layer is underlain by native soil that predominantly consists of orange-brown to grayish brown, fine- to medium-grained sand with varying amounts of silt, clay, and gravel, which extended to from about 12 feet bgs to the terminal depth of each boring (up to 30 feet bgs). Bedrock was not encountered during the subsurface investigation; however, the “Bedrock and Engineering Geologic Maps of New York County” by Charles A. Baskerville indicate the site is underlain by the Hartland Formation, consisting of interbedded schist, granite, and amphibolite.

Groundwater was encountered at approximately 23.41 to 23.97 ft bgs. The groundwater flows to the southwest. The nearest ecological receptor and surface water body is the English Kills branch of Newtown Creek, located approximately 0.85 miles east-northeast of the site.

A site location map is attached as Figure 1 and a site layout is attached as Figure 2.

#### **SECTION 4: LAND USE AND PHYSICAL SETTING**

NYSDEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, an alternative that restricts the use of the site to restricted residential use (which allows for restricted-residential use, commercial use and industrial use) as described in Part 375-1.8(g) was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

#### **SECTION 5: ENFORCEMENT STATUS**

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. However, NYSDEC has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

#### **SECTION 6: SITE CONTAMINATION**

##### **6.1: Summary of the Remedial Investigation**

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;

- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor

#### **6.1.1: Standards, Criteria, and Guidance (SCGs)**

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. NYSDEC has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

#### **6.1.2: RI Results**

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminants of concern identified at this site are:

benzo(a)anthracene	chrysene
benzo(a)pyrene	indeno(1,2,3-cd) pyrene
benzo(b)fluoranthene	lead

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil

## **6.2: Interim Remedial Measures**

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

## **6.3: Summary of Environmental Assessment**

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

**Nature and Extent of Contamination:** Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, polychlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and pesticides. Soil vapor samples were analyzed for VOCs. Based upon investigations conducted to date, the primary contaminants of concern for the site are SVOCs, and metals in soil; SVOCs in groundwater; and petroleum-related VOCs in soil vapor.

**Soil:** Soil sample results were compared against the unrestricted use soil cleanup objectives (UUSCOs). The highest concentrations of SVOCs on-site were detected in the northeastern part of the site at 6 to 8 feet bgs, including maximum concentrations of benzo(a)anthracene at 22 parts per million (ppm), which exceeds the applicable UUSCO of 1 ppm; benzo(a)pyrene at 21 ppm (UUSCO of 1 ppm); benzo(b)fluoranthene at 25 ppm (UUSCO of 1 ppm); chrysene at 20 ppm (UUSCO of 1 ppm); and indeno(1,2,3-cd) pyrene at 12 ppm (UUSCO of 0.5 ppm).

The highest concentrations of metals was identified in impacted shallow non-native material between 6 and 8 feet bgs in the central eastern portions of the site, including lead at a maximum concentration of 442 ppm (UUSCO of 63 ppm).

The highest concentration of pesticides was identified in the southwestern and central eastern portion of the site at 0 and 10 feet bgs, including maximum concentrations of 4,4'-DDD at 0.00889 ppm (UUSCO of 0.0033 ppm); 4,4'-DDE at 0.0161 ppm (UUSCO of 0.0033 ppm); 4,4'-DDT at 0.0328 ppm (UUSCO of 0.0033 ppm); and dieldrin at 0.00719 ppm (UUSCO of 0.005 ppm).

No VOCs, herbicides, PCBs, or PFAS were detected in soil at concentrations exceeding RRSCOs or UUSCOs. Data does not indicate off-site impacts in soil related to this site.

**Groundwater:** Groundwater sample results were compared against the NYSDEC Ambient Water Quality Standards and Guidance Values (AWQSGV). SVOCs were detected in one monitoring well on the northeastern portion of the site, including maximum concentrations of benzo(a)anthracene at 0.08 parts per billion (ppb), which exceeds the AWQSGV of 0.002 ppb; benzo(b)fluoranthene at 0.12 ppb (AWQSGV of 0.002 ppb); chrysene at 0.07 ppb, (AWQSGV of 0.002 ppb); and indeno(1,2,3-cd)pyrene at 0.08 ppb (AWQSGV of 0.002 ppb).

PFOS was detected at a maximum concentration of 0.0276 ppb, which exceeds the AWQSGV of 0.0027 ppb. PFOA was detected at a maximum concentration of 0.143 ppb, which exceeds the AWQSGV of 0.0067 ppb. 1,4-dioxane was detected above the AWQSGV of 0.35 ppb in one groundwater sample at a concentration of 0.677 ppb.

No VOCs, pesticides, herbicides, or PCBs were detected in groundwater exceeding the AWQSGVs. Data does not indicate any off-site impacts to groundwater related to this site.

**Soil Vapor:** The highest concentrations of petroleum VOCs were detected in the southeastern and southwestern part of the site, including maximum concentrations of m,p-xylene at 226 micrograms per cubic meter (ug/m<sup>3</sup>); 1,2,4-trimethylbenzene at 115 ug/m<sup>3</sup>; toluene at 110 ug/m<sup>3</sup>; o-xylene at 87.7 ug/m<sup>3</sup>; ethylbenzene at 49.1 ug/m<sup>3</sup>; and benzene at 10.3 ug/m<sup>3</sup>. The highest concentrations of chlorinated VOCs were detected in the northwest portion of the site, including maximum concentrations of tetrachloroethene at 22.6 ug/m<sup>3</sup>; and cis-1,2-dichloroethene at 11.2 ug/m<sup>3</sup>.

Data does not indicate any off-site impacts to soil vapor related to this site.

#### **6.4: Summary of Human Exposure Pathways**

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as exposure.

Since the site is fenced and covered by asphalt or concrete, people will not come into contact with site-related soil and groundwater contamination unless they dig below the surface. Contaminated groundwater at the site is not used for drinking or other purposes and the site is served by a public water supply that obtains water from a different source not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect the indoor air quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Because there is no on-site building, inhalation of site contaminants in indoor air due to soil vapor intrusion does not represent a concern for the site in its current condition. However, the potential exists for the inhalation of site contaminants due to soil vapor intrusion for any future on-site development. In addition, environmental sampling indicates soil vapor intrusion from site contaminants is not a concern for off-site buildings.

## **6.5: Summary of the Remediation Objectives**

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

### **Groundwater**

#### **RAOs for Public Health Protection**

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.

#### **RAOs for Environmental Protection**

- Remove the source of ground or surface water contamination.

### **Soil**

#### **RAOs for Public Health Protection**

- Prevent ingestion/direct contact with contaminated soil.

#### **RAOs for Environmental Protection**

- Prevent migration of contaminants that would result in groundwater contamination.

### **Soil Vapor**

#### **RAOs for Public Health Protection**

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

## **SECTION 7: ELEMENTS OF THE SELECTED REMEDY**

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 1: Unrestricted use remedy.

The selected remedy is referred to as the Soil Excavation and SVI Evaluation remedy.

The elements of the selected remedy, as shown in Figures 3 and 4 are as follows:

## 1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the

remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

## **2. Excavation**

Excavation and off-site disposal of all on-site soils which exceed Unrestricted Use SCOs, as defined by 6 NYCRR Part 375-6.8. If a Track 1 unrestricted use cleanup is achieved, a Cover System will not be a required element of the remedy. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

Any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination will be excavated and removed.

## **3. Backfill**

Backfill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

## **4. Vapor Intrusion Evaluation**

As part of the Track 1 remedy, a soil vapor intrusion evaluation will be completed. The evaluation will include a provision for implementing actions recommended to address exposures related to soil vapor intrusion.

## **5. Local Institutional Controls**

If no EE or SMP is needed to achieve soil, groundwater, or soil vapor remedial action objectives, then the following local use restriction will be relied upon to prevent ingestion of groundwater: Article 141 of the NYCDOHMH code which prohibits potable use of groundwater without prior approval.

### *Contingent Track 2 Remedy Elements*

The intent of the remedy is to achieve a Track 1 unrestricted use, therefore, no EE or SMP is anticipated. If the soil vapor intrusion (SVI) evaluation is not completed prior to completion of

the Final Engineering Report, then a SMP and EE will be required to address the SVI evaluation and implement actions as needed. In the event that Track 1 unrestricted use is not achieved, including achievement of soil remedial objectives, the following contingent remedial elements will be required, and the remedy will achieve Track 2 restricted residential cleanup.

## **6. Institutional Control**

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

## **7. Site Management Plan**

A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional controls remain in place and effective:
  - Institutional Controls: The Environmental Easement discussed in Remedy Element 6 above.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
  - descriptions of the provisions of the environmental easement including any land use, and groundwater water use restrictions;
  - a provision for evaluation of the potential for soil vapor intrusion for any occupied buildings on the site, including provision for implementing actions recommended to address exposures related to soil vapor intrusion;
  - maintaining site access controls and NYSDEC notification; and
  - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
    - monitoring of soil vapor and indoor air to assess the performance and effectiveness of the remedy;
    - a schedule of monitoring and frequency of submittals to the NYSDEC;
    - monitoring for vapor intrusion for any buildings on the site, as may be required by the Institutional and Engineering Control Plan discussed above.



**Legend**

 Approximate Site Boundary



**Notes:**  
 1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Brooklyn, New York, Quadrangle.

**LANGAN**  
 Langan Engineering, Environmental, Surveying,  
 Landscape Architecture and Geology, D.P.C.  
 368 Ninth Avenue, 8th Floor  
 New York, NY 10001-2727  
 T: 212.479.5400 F: 212.479.5444  
 www.langan.com

Project  
**67 MESEROLE STREET**  
 SITE No. C224419  
 BLOCK No. 3041, LOT No. 25  
 BROOKLYN NEW YORK

Figure Title  
**SITE LOCATION MAP**

Project No.  
 170824801  
 Date  
 8/26/2025  
 Scale  
 1"=2,000'  
 Drawn By  
 GS

Figure No.  
 1



- Legend**
- Approximate Site Boundary
  - Tax Block
  - Tax Parcel

**Notes:**  
 1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.

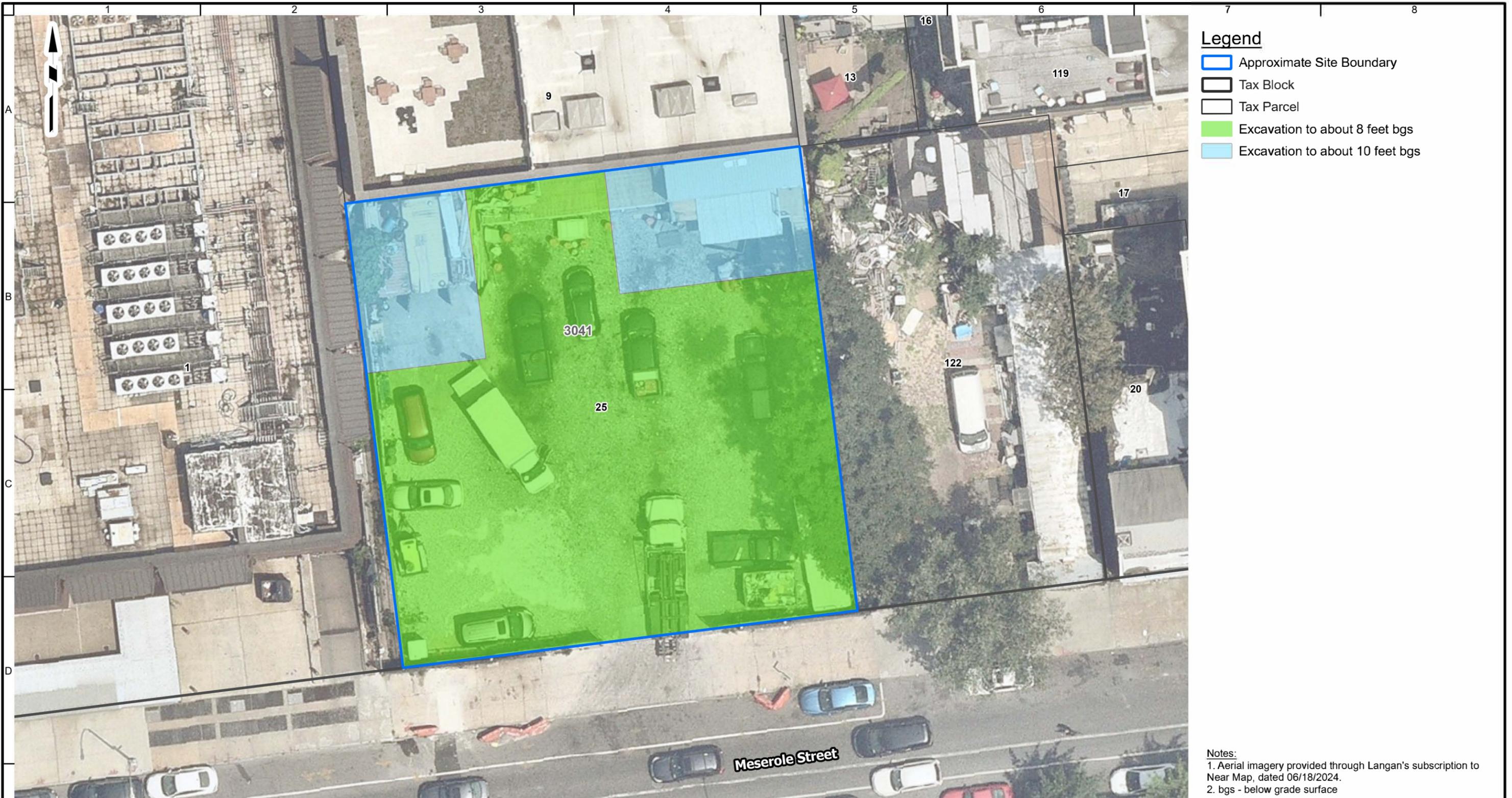


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Project  
**67 MESEROLE STREET**  
 SITE No. C224419  
 BLOCK No. 3041, LOT No. 25  
 BROOKLYN NEW YORK

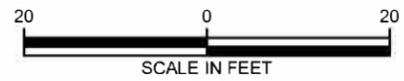
Figure Title  
**SITE PLAN**

Project No. 170824801	<b>2</b>
Date 8/29/2025	
Scale 1"=20'	
Drawn By GS	



- Legend**
- Approximate Site Boundary
  - Tax Block
  - Tax Parcel
  - Excavation to about 8 feet bgs
  - Excavation to about 10 feet bgs

**Notes:**  
 1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.  
 2. bgs - below grade surface



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Project  
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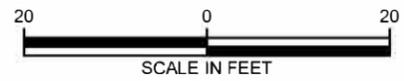
Figure Title  
**ALTERNATIVE I -  
 TRACK 1 CLEANUP**

Project No. 170824801	<b>3</b>
Date 8/29/2025	
Scale 1"=20'	
Drawn By GS	



- Legend**
- Approximate Site Boundary
  - Tax Block
  - Tax Parcel
  - Excavation to about 8 feet bgs
  - Excavation to about 10 feet bgs
  - ⊕ Proposed Endpoint Sample Location

- Notes:**
1. Aerial imagery provided through Langan's subscription to Near Map, dated 06/18/2024.
  2. Proposed endpoint sample locations are placed at a frequency of approximately one per 900 square feet.
  3. All features shown are approximate.
  4. bgs - below grade surface



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Project  
**67 MESEROLE STREET**  
 SITE No. C224419  
 BLOCK No. 3041, LOT No. 25  
 BROOKLYN NEW YORK

Figure Title  
**PROPOSED  
 ENDPOINT SAMPLE  
 LOCATION MAP**

Project No. 170824801	<b>4</b>
Date 8/29/2025	
Scale 1"=20'	
Drawn By GS	