



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Sterling Transformer Corp
510 Driggs Avenue
Brooklyn, NY 11211

SITE No. C224203
NYSDEC REGION 2

March 2019

Environmental Cleanup to Begin at Brownfield Site

Where to Find Information:
Project documents are available at these location(s) to help the public stay informed.

**Brooklyn Public Library -
Leonard Branch**
81 Devoe Street, Brooklyn, NY 11211
(718) 486-6006

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

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

Project-Related Questions
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Project-Related Health Questions
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NYSDOH
Empire State Plaza, Corning Tower
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

Action is about to begin that will address contamination related to the Former Sterling Transformer Corp. ("site") located at 510 Driggs Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 187 North 8 Street Owner LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan. The approved RWP and other documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information." Remedial activities are expected to begin in March 2019 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 remedy are to:

- Remove any encountered Underground Storage Tanks (USTs) or gas holders on the site in accordance with local, state and federal regulations;
- Excavate soil and fill to 15 feet below ground surface (bgs);
- Excavate petroleum- and chlorinated volatile organic compound (VOC)-impacted soil to 25 feet or greater below ground surface (bgs);
- Collect and analyze end-point soil samples to evaluate the effectiveness of the remedy;
- Import clean soil that meets the established soil cleanup objectives (SCOs) for use as backfill; and
- Restore the site cover (i.e., building slab, asphalt or concrete) where it is compromised, or placement of a 2-foot clean soil cover.

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 applicant(s) 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 Final Engineering Report. NYSDEC

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will then issue a Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s):

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- 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 Final Engineering Report (FER). The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: The site is located at the northwestern corner of the intersection of Driggs Avenue and North 8th Street and is identified as Block 2312, Lot 23 on the NYC Tax map. The site is 17,500 square feet (0.4 acres) of paved vacant land, used most recently as a parking lot. From about 1855 through 1887, a manufactured gas plant occupied the site. Various manufacturing tenants (including Sterling Transformer circa 1965 to 1973) occupied the site from 1942 through 2006, at which time, the buildings were demolished. Thereafter, the site was used as a parking lot.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224203) at:

<http://www.dec.ny.gov/cfmx/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 soil cleanup objectives 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:

<http://www.dec.ny.gov/chemical/8450.html>

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.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs at:

www.dec.ny.gov/chemical/61092.html

It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you have already signed up and received this fact sheet electronically.

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Figure 1 – Site Location

