



Department of
Environmental
Conservation

Where to Find Information:

Access project documents through the
DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224204/>
and at these location(s):

Brooklyn Public Library – Marcy Branch

617 Dekalb Avenue,
Brooklyn NY 11216
(718) 935-0032

Brooklyn Community Board 3

1360 Fulton Street 2nd Floor
Brooklyn, NY, 11216
(718) 622-6601
Bk03@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Aaron Fischer, Project Manager
NYSDEC
625 Broadway
Floor 12
Albany NY 12233
(518) 402-9805
aaron.fischer@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Empire State Plaza Corning Tower,
Room 1787
Albany, NY 12237
(518) 473-4671
bee@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

11 Spencer Street
11 Spencer Street
Brooklyn, NY 11205

September 2022

SITE No. C224204
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 11 Spencer Street site ("site") located at 11 Spencer Street, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (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 at the site, the potential for off-site migration of contaminants in the groundwater and the potential for human exposure to site-related contaminants via soil vapors. 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 **September 21 through November 6, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224204/>
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to approximately 19 feet below surface grade in the CVOC source area, and to 14 feet below surface grade along the remainder of the site;
- Treating contaminated groundwater through injection of chemical oxidants or Zero Valent Iron into the groundwater;
- Installation of a secant pile wall to inhibit migration of groundwater contamination and chemical treatment additives downgradient;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installation of a Sub-Slab Depressurization System (SSDS);
- Off-site soil vapor intrusion analysis and monitoring/mitigation;

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- Implementation of an off-site investigation and remedial design for off-site remedial action;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

The proposed remedy was developed by The W Group of Brooklyn LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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 0.43-acres and is located on the east side of Spencer Street, south of Flushing Avenue. The Site has 167.25 ft of street frontage on Spencer Street and 75 feet of street frontage on Flushing Avenue. The area surrounding the Site includes commercial to the south and west, mixed-use (1st floor retail) properties to the east, residential properties to the northwest, and commercial / industrial properties to the north. The Site is currently vacant with no structures present and is not being used. An 8-foot-high construction fence borders the property on the north and west sites to prevent unauthorized access.

Proposed redevelopment includes the construction of a nine-story commercial and community facility building with a full cellar. The site will be remediated to restricted residential standards.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224204) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are Chlorinated Volatile Organic Compounds (CVOCs) which are present site-wide in soil and groundwater. CVOCs have been detected in soil vapor beneath the on-site building and immediately surrounding the site.

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 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://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

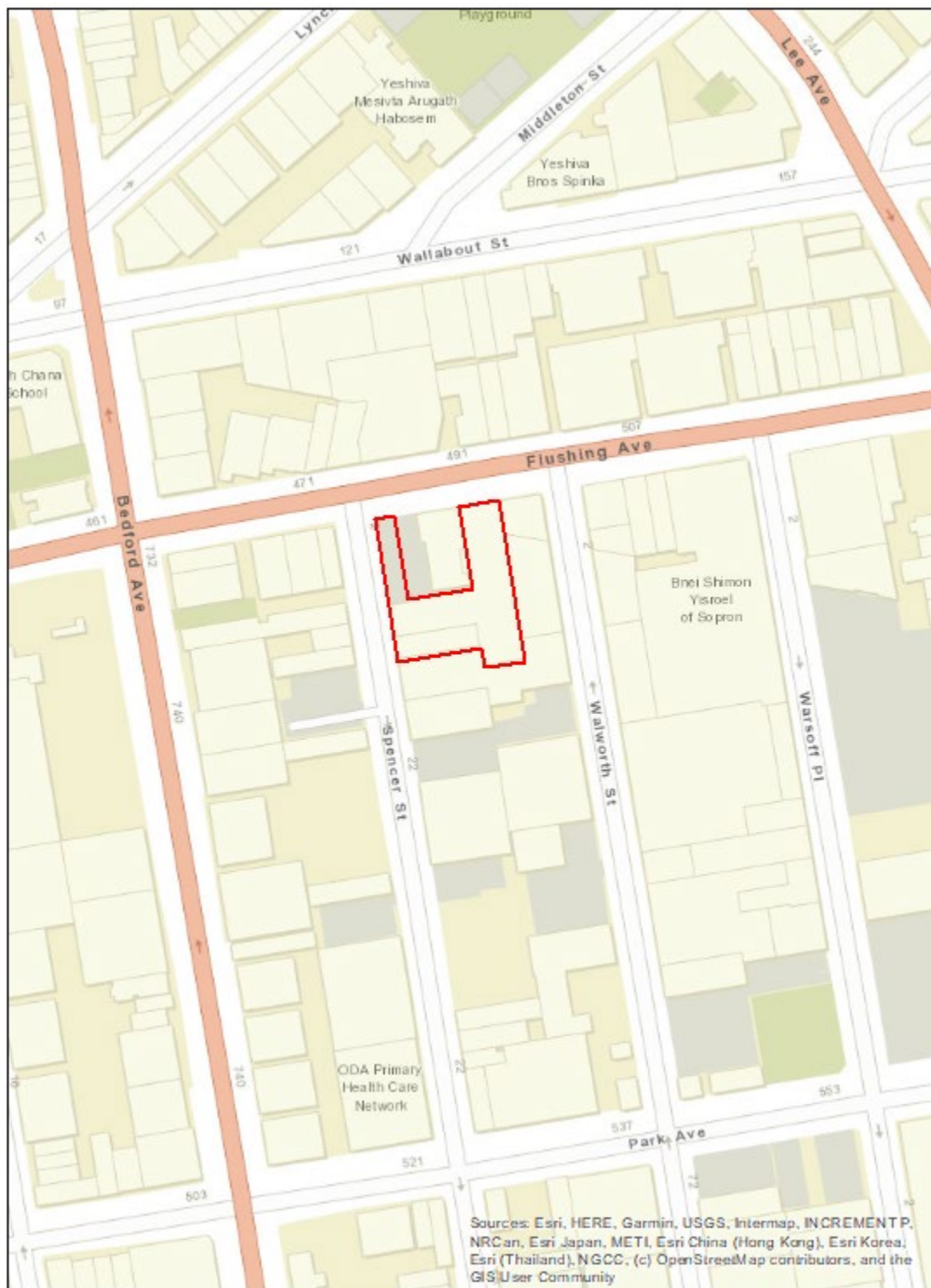
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





Translation Available. Don't see your language? Ask!

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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।
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Contact: Aaron Fischer, 518-402-9805, aaron.fischer@dec.ny.gov