



Department of  
Environmental  
Conservation

### Where to Find Information:

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C224209/>

### Park Slope Branch Brooklyn Public Library

431 6th Avenue at 9th Street  
Brooklyn, NY 11215  
718-832-1853

### Brooklyn Community Board #6

250 Baltic Street  
Brooklyn, NY 11201  
(718) 643-3027  
info@bkcb6.org

### Who to Contact:

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

### Project-Related Questions

Brittany Taranto, Project Manager  
NYSDEC  
625 Broadway, Albany, NY  
(518)-402-9791  
[brittany.taranto@dec.ny.gov](mailto:brittany.taranto@dec.ny.gov)

### Project-Related Health Questions

Christopher Budd  
NYSDOH  
Bureau of Env. Exposure  
Investigation  
Empire State Plaza  
Corning Tower, 17<sup>th</sup> floor,  
Albany, NY, 12237  
518-402-1769  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

### For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

# FACT SHEET

Brownfield Cleanup Program

175-225 Third Street Site  
175-225 Third Street  
Brooklyn, NY 11215

February 2025

SITE No. C224209  
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 175-225 Third Street site ("site") located at 175-225 Third Street, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH, has determined that the site does not pose 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 **February 26<sup>th</sup> through April 12<sup>th</sup>, 2025**.

- Access the RAWP and other project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C224209/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area.

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

- Removing any Underground Storage Tanks (USTs);
- Excavation and off-site disposal of contaminated soil;
- Treating contaminated soil and groundwater through injection of chemical oxidants;
- Treating contaminated soil in place through solidification or stabilization;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use soil cleanup objectives (SCOs);

# BROWNFIELD CLEANUP PROGRAM

- Installation of a vapor barrier membrane;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedial system;
- Recording of an Environmental Easement.

The proposed remedy was developed by Gowanus Third Street Owner LLC "applicant" 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 approximately 140,000 square foot (sf) site is located at 175-225 3rd Street in the Gowanus neighborhood of Brooklyn, NY (Block 972, Lot 58). The rectangular site is currently vacant and was most recently occupied by a Verizon service center. The site contains 2 buildings and asphalt paved parking areas. A bulkhead cutoff wall construction was completed in December 2020 and the area is capped with a gravel cover.

The proposed redevelopment will include a building with an approximately 115,000 sf footprint and an approximately 24,000 sf wide public space along the Gowanus Canal. The proposed uses will include retail and parking spaces on the ground floor, with office space, maker space, residential units, and amenities on floors above.

Additional site details, including environmental and health assessment summaries, are available on

NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224209) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/in dex.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs), Chlorinated Volatile Organic Compounds (cVOCs), and Coal Tar Impacts. VOCs and cVOCs were detected site wide, and coal tar blebs were identified in the northwest portion of 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 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>

***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:

<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>

# BROWNFIELD CLEANUP PROGRAM

## Site Location





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Brittany Taranto, (518)-402-9791, [brittany.taranto@dec.ny.gov](mailto:brittany.taranto@dec.ny.gov)