



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Atlantic Chestnut – Lot 3

275 Chestnut Street  
Brooklyn, New York, 11208

July 2024

SITE No. C224236

NYSDEC REGION 2

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://www.dec.ny.gov/data/DecDocs/C224236/>

### Brooklyn Public Library

#### Cypress Hills Branch

1197 Sutter Avenue  
Brooklyn, New York 11208  
(718) 277-6004

### Brooklyn Community Board 5

127 Pennsylvania Avenue, 2<sup>nd</sup> Floor  
Brooklyn, New York 11207  
(718) 819-5487  
[mperkins@cb.nyc.gov](mailto:mperkins@cb.nyc.gov)

## Who to Contact

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

### Project-Related Questions

Christopher H. Allan, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> Street  
Long Island City, New York 11101  
(718) 482-4065  
[Christopher.Allan@dec.ny.gov](mailto:Christopher.Allan@dec.ny.gov)

### Project-Related Health Questions

Stephen Lawrence, Public Health Specialist  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza  
Corning Tower Room 1787  
Albany, New York 12237  
(518) 402-0450  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

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

## 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 Atlantic Chestnut – Lot 3 site (“site”) located at 275 Chestnut Street, Brooklyn, New York. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for off-site migration of contaminants in soil vapor.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **July 25 through September 8, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224236/>.
- Documents also are available at the locations 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 soil/fill exceeding restricted residential soil cleanup objectives (RRSCOs) to a depth of 15 feet below sidewalk grade across the entire site, and contaminant source areas to depths above the groundwater table;
- Removal of underground storage tanks encountered;
- Installation of an active sub-slab depressurization system (SSDS);
- Collection and analysis of post-excavation soil samples to confirm attainment of the remedy;
- Importation of material that meets the established soil cleanup objectives (SCOs) for use as backfill, as needed;
- As a contingency, in-situ (i.e., in place) chemical oxidation will be conducted via injections if pre-design sampling indicates groundwater treatment is warranted.
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities, including soil disturbance and loading;

# BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement (EE) to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

The proposed remedy was developed by Atlantic Chestnut Affordable Housing LLC (“Volunteer”) 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 Volunteer 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 approximately 1.202 acres located at 275 Chestnut Street and is identified as Block 4143, Lot 3 on the Kings County tax map. Previously consisted of a series of vacant, interconnected, fire-damaged factory buildings and has been vacant since a July 2012 fire. The site is bounded to the north by the Atlantic Chestnut – Lot 2 BCP site (C224235) and Atlantic Chestnut – Lot 1 BCP site (C224234); to the east by Euclid Ave.; to the south by the Atlantic Avenue; and to the west by Chestnut Street. The site is located in an urban area predominantly consisting of residential, commercial, transportation, and manufacturing uses.

Records indicated that the site was historically developed with industrial and manufacturing uses, including the Columbia Machine Works and Malleable Iron Company, the Columbia Cable and Electric Corporation, Blue Ridge Farms, Inc. and Chloe Foods Corp. between 1908 and 2012.

The proposed development at the site is to construct a new 8- to 14-story building, which will be connected with the newly constructed buildings to the north located at the Atlantic Chestnut – Lot 2 BCP site (C224235) and Atlantic Chestnut – Lot 1 BCP site (C224234). NYSDEC approved an Interim Remedial Measure Work Plan to enable excavation of soil/fill exceeding RRSCOs along the northern portion of the site, in

conjunction with the remedial excavation at Atlantic Chestnut – Lot 2. A pedestrian plaza will be constructed in this area to connect Atlantic Chestnut Lots 1, 2 and 3.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224236) at:

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

**Summary of the Investigation:** The primary contaminants of concern at the site are chlorinated solvent-related volatile organic compounds (CVOCs), which are present in shallow soil/fill site-wide, in deep soil on the northern portion of the site, in shallow groundwater in the southwest portion of the site; and in soil vapor site-wide. Semi-volatile organic compounds (SVOCs) and metals are present in soil site-wide.

**Brownfield Cleanup Program:** New York’s 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>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

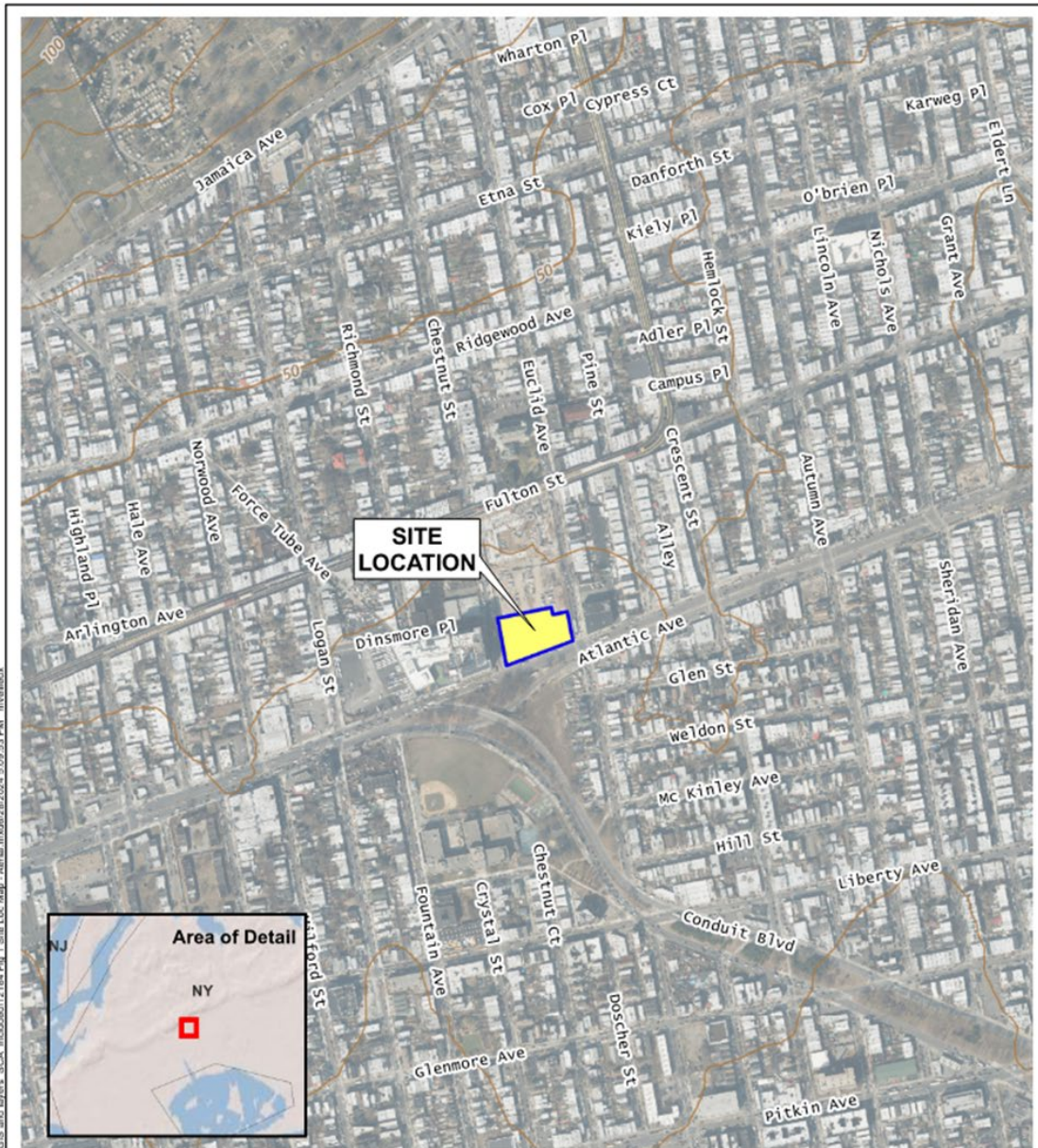
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## 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



Service Layer Credits: USGS The National Map: 3d Elevation Program 2020

Aerial Source: 2022 New York State ITS GIS Orthomogery



440 Park Avenue South, New York, NY 10016

**Atlantic Chestnut - Lot 3**  
**275 Chestnut Street**  
 Brooklyn, New York

**SITE LOCATION**

DATE  
**6/28/2024**

PROJECT NO.  
**12184**

FIGURE  
**1**

© 2024 AKRF. M:\000\_AKRF\_Hazmat GIS Support\00\_Templates GIS and Layers\_SICA\_includes\12184\_Fig 1\_Site Loc\_Map\_Aerial.mxd/2024\_6-09-53 PM\_invalhous



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<b>Języki 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: Christopher H. Allan, (718) 482-4065, Christopher.Allan@dec.ny.gov