



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/C224256/>

Brooklyn Public Library

Park Slope Branch
431 6th Avenue
Brooklyn, NY 11215
(718) 832-1853

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11231
(718) 643-3027
Email: info@bkcb6.org

Who to Contact:

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

Project-Related Questions

Steven Scharf, P.E., Project Manager
Division of Environmental Remediation
Remedial Bureau A
NYSDEC
625 Broadway 12th Floor
Albany, NY 12233-7015
(518) 402-9702
steven.scharf@dec.ny.gov

Project-Related Health Questions

Anthony Perretta
NYSDOH
Bureau of Environmental Exposure
Investigation
(518) 402-7860
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

145-165 Wolcott Street Site
145-165 Wolcott Street
Brooklyn, NY 11231

SITE No. C224256
NYSDEC REGION 2

March 2025

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan 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 145-165 Wolcott Street site ("site") located at 145-165 Wolcott Street, Brooklyn, NY. 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 presence of soil vapor contamination and significant contaminant source material in the form of light non-aqueous phase liquids (LNAPL). To address this threat, NYSDEC has developed the proposed cleanup plan 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 **March 19 through May 05, 2025**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224256/>.
- 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 use cleanup plan consists of:

- Recovery of LNAPL via a vacuum-enhanced fluid recovery;
- Site-wide remedial excavation to about 1 foot below ground surface;
- Decommissioning of existing on-site groundwater monitoring wells;
- Excavation and removal of about 13,100 cubic yards of site soils to depths between 1 to 16 feet in the northern, northwestern, eastern, and central sections to remove soil with petroleum and tar-like impacts;
- Dewatering to allow for remedial excavation;
- Treatability analysis for treating contaminated groundwater through post-excavation placement of chemical oxidants to address petroleum and tar-impacted groundwater in portions of the site;
- Removing free-standing tar through excavation and offsite disposal of contaminated materials;

BROWNFIELD CLEANUP PROGRAM

- Collecting and analyzing post-cleanup soil and groundwater samples to evaluate the effectiveness of the cleanup;
- Placement of a cover system, to address contamination remaining above restricted residential/commercial/industrial use soil cleanup objectives (SCOs);
- Importing clean material that meets the established SCOS for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems;
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by Langan Engineers on behalf of NYM 145 Wolcott, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). Remedial Investigation Reports, which describes the results of the site investigation are also available for review at the locations identified on Page 1.

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 cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant 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 1.8-acre site is located at 145-165 Wolcott Street in the Red Hook section of Brooklyn and historically contained a warehouse and two portable office trailer buildings that were subsequently demolished. The remainder of the site is paved parking area. The property is zoned M2-1 manufacturing and is surrounded by mostly similarly-zoned properties. The surrounding properties are mostly utilized for industrial uses, with some commercial office space and residential uses. The site history includes a multitude manufacturing and commercial uses. This includes oil, tar and chemical manufacturing, boiler manufacturing. During World War II, the site was used as an Army vehicle oversea preparation area and German prisoner of war

holding facility. The last known and more recent use was a storage and repair center for school buses.

The current BCP volunteers have an approved building plan and are proposing a industrial building that will house movie studios. The cleanup standard will be for Track 4 industrial cleanup standards.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C22256) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present in soil and groundwater.

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>

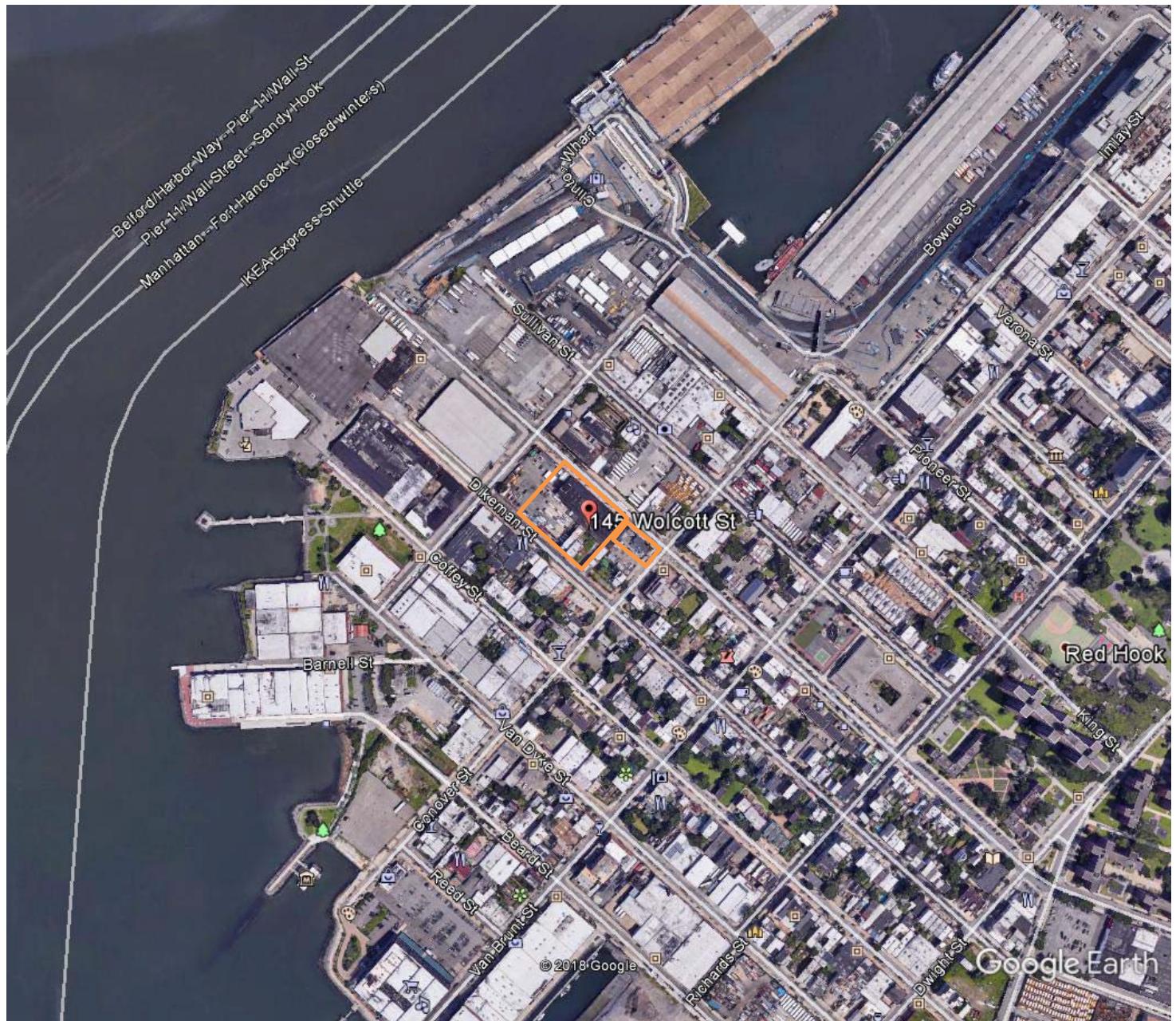
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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



- 145-165 Wolcott Street BCP Site Boundaries



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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
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Język Polski	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.
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Contact: Steve Scharf, (518)402-9702, steven.scharf@dec.ny.gov