

# 1036 Manhattan Ave BCP Site

Brownfield Cleanup Program

Site No. C224315

170 Freeman Street, Brooklyn, NY 11222



Department of  
Environmental  
Conservation

July 2025

## Interim Remedial Measures Completed; No Further Action Required at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed no further action cleanup for the 1036 Manhattan Ave BCP site ("site") located at 170 Freeman Street, Brooklyn, Kings County. Please see the map for the site location.

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends No Further Action (NFA) at the site. The NFA report, called a Draft Remedial Action Work Plan (RAWP) and dated June 2025, was prepared and submitted to NYSDEC by 170 Freeman LLC and BK Corners LLC (collectively the "applicant").

### How to Comment

NYSDEC is accepting written comments about the Draft NFA RAWP for 45 days, from **July 31 through September 13, 2025**.

- Access the NFA RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224315/>.
- 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.

### Proposed No Further Action Cleanup

The no further action proposal is based on the completion of expedited cleanups known as Interim Remedial Measures (IRMs). The IRMs were conducted in conjunction with the Remedial Investigation and the scope of work presented in the approved December 2022 IRM Workplan. The completed IRMs included:

- Excavation and off-site disposal of contaminated soil exceeding the restricted residential soil cleanup objectives (SCOs) in the upper 15 feet in the partial basement of the new development, and in the upper 2 feet in the remainder of the site;
- Groundwater treatment through in-situ (i.e. in place) bio-remedial injections;
- Collection and analysis of post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the applicable SCOs for use as backfill;
- Installation of an active sub-slab depressurization system;
- Installation of a site cover system; and
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.

When the IRMs were completed, samples were collected to confirm that remaining soil meets the applicable SCOs. The applicant has submitted a Construction Completion Report for NYSDEC review,

to document that cleanup requirements have been achieved to fully protect public health and the environment for the proposed site use.

## Next Steps

NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report and its no further action recommendation. The approved report will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a "Certificate of Completion" (COC) to the applicant. Upon receiving the COC, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

## Site Description

The site is 0.23-acres and is bordered on the west by Manhattan Avenue, on the south by a new 7-story mixed-use residential and commercial development, on the east by multi-story residential building and on the north by Freeman Avenue. Previously, the site was occupied by various businesses including a hardware store, paints shop and auto parts shop between 1928 and 2007 and a dry cleaner between 1949 and 2007.

Planned redevelopment at the site includes an eight-story commercial and residential building with accessory driveway/parking areas.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224315) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## 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 DEC 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>

## Stay Informed with DEC Delivers

**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.**

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>

## CONTACT INFORMATION

### Project-Related Questions

Wendi Zheng, Project Manager  
NYSDEC, Division of Environmental Remediation  
47-40 21<sup>st</sup> Street, Long Island City, NY 11101  
P: (718) 482-7541  
Wendi.Zheng@dec.ny.gov

### Project-Related Health Questions

Julia Kenney  
Public Health Specialist  
NYSDOH, Bureau of Environmental Exposure and Investigation  
Empire State Plaza, Corning Tower Rm. 1787, Albany, NY 12237  
p: (518) 402-7873  
beei@health.ny.gov

## WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C C224315/>

### Document Repository Name

**Brooklyn Public Library – Greenpoint Branch**  
107 Norman Avenue, Brooklyn, NY 11222  
(718) 389-4394

### Borough Community Board #1

435 Graham Avenue, Brooklyn, NY 11211  
(718) 389-0009  
Bk01@cd.nyc.gov

# Site Location





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