



**Department of
Environmental
Conservation**

Access project documents through the
DECinfo Locator and at these location(s):
<http://www.dec.ny.gov/data/DecDocs/C224316/>

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Who to Contact

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

Project-Related Questions
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Project-Related Health Questions
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NYSDOH
Empire State Plaza Corning Tower,
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Albany, NY 12237
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**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

210 Douglass Street
210 Douglass Street
Brooklyn, Kings County

June 2024

**SITE No. C224316
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 210 Douglass Street site ("site") located at 210 Douglass Street, Gowanus, Kings County. 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 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 **June 26 through August 11, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224316/> 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 shallow soils exceeding restricted residential soil cleanup objectives to about 2 feet below surface grade across the majority of the site, and excavation of contamination exceeding Protection of Groundwater Soil Cleanup Objectives within several areas of the site;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Implementation of In-Situ (i.e. in place) Geochemical Stabilization (ISGS) and/or In-Situ Stabilization (ISS) to treat areas containing coal tar contamination present from prior industrial activities;
- Placement of a cover system over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above clean up standards;

- Installation of a sub-slab depressurization system;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems.
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Matthews Investment Limited, GOWDEV Holdings LLC, and DOBODE Holdings LLC (“applicants”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is 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 remedy. After approval, the proposed remedy becomes the selected remedy. The applicants 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 1.18-acres and is bordered on the east by the Gowanus Canal NPL site, west by Bond Street, on the south by DeGraw Street, and on the north by Douglass Street. The site is comprised of three lots, Block 417, Lots 10, 14 and 21, and all three are currently un-developed. On-site buildings have been demolished.

Site redevelopment will include the construction of a mixed-use commercial and residential building, with a portion of the residential units planned for affordable housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224316) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are coal-tar related volatile organic compounds (VOCs), petroleum related VOCs, semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in soil and groundwater. Coal tar in the form of DNAPL has been identified along the eastern portion of the site along the Gowanus Canal. Chlorinated volatile organic compounds (CVOCs) were detected in on-site soil vapor, groundwater and soil.

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://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





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