



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C224340/>

**Brooklyn Public Library
Walt Whitman Branch**
93 St. Edwards Street
Brooklyn, NY 11205
(718) 935-0244

Brooklyn Community Board 2
350 Jay Street, 8th Floor
Brooklyn, NY 11201
(718) 596-5410
Bk02@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Christopher Allan, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
christopher.allan@dec.ny.gov

Project-Related Health Questions
Stephanie Selmer, Project Manager
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7864
bee@health.ny.gov

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

FACT SHEET

Brownfield Cleanup Program

**340 Myrtle Avenue
340 Myrtle Avenue
Brooklyn, NY 11205**

February 2024

**SITE No. C224340
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 340 Myrtle Avenue site ("site") located at 340 Myrtle Avenue, 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 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 15 through March 30, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224340/>.
- 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 Track 2 Restricted Residential Use remedy consists of:

- Excavation and offsite disposal of all soil which exceeds the Protection of Groundwater Soil Cleanup Objectives (SCOs) for chlorinated volatile organic compounds (cVOCs), and Restricted-Residential Use SCOs for all other contaminants to a depth of 15 feet below grade;
- Monitored natural attenuation (MNA) of groundwater following removal of the on-site soil source of chlorinated solvents to document the reduction in contaminant concentrations in groundwater over time by natural attenuation.
- Installation of an active sub-slab depressurization system (SSDS) beneath the new on-site building to mitigate the potential for soil vapor intrusion into the new building.
- Collection and analysis of post-excavation soil samples, groundwater samples, and indoor air samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for backfill;

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- 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 340 Myrtle Development LLC ("applicant") 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 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 site is 0.202-acres (8,820 square feet) and is located at the southeast corner of the intersection of Myrtle Avenue and Carlton Avenue. Lot 21 was most recently occupied by a one-story commercial building with a full cellar that occupies the majority of the lot. The on-site building was demolished in December 2023. Historically, a portion of the former building had been used as a dry cleaner for approximately 40 years. The southwestern portion of Lot 21 was most recently utilized for parking. Lot 22 was excavated to approximately 9.5 feet below sidewalk grade across the lot between April 2022 and September 2022 as part of previous redevelopment efforts which were abandoned in late 2022. Lot 22 was then added to Lot 21 as part of the BCP.

The proposed redevelopment includes a new eight-story mixed-use commercial and residential building with a full

cellar. The building footprint will occupy the entire Site footprint.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224340) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are cVOCs, which are present in soil, groundwater, and soil vapor exceeding applicable standards and guidance values. A soil source area of cVOCs has been identified in the southern portion of the former dry cleaner space, in the southeastern portion of the site. Additionally, historic fill-related semi-volatile organic compounds (SVOCs) and metals were detected at elevated concentrations in soil, particularly in the southwestern 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 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>

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>

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Site Location





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简体字 Simplified Chinese	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。
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Contact: Christopher Allan, (718) 482-4065, christopher.allan@dec.ny.gov