



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

88 9th Street
88 9th Street,
Brooklyn, NY 11215

October 2024

SITE No. C224355
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/C224355/>

Document Repository Name

Park Slope Branch Library

431 6th Ave
Brooklyn, NY 11215
(718) 832-1853

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027
info@bkcb6.org

Who to Contact

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

Project-Related Questions

Madeleine S. Babick, Project Manager
NYSDEC
47-40 21st Street,
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions

Christopher Budd
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza, Corning Tower
Room 1787
Albany, NY 11237
(518) 402-1769
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
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 88 9th Street site ("site") located at 88 9th Street, Brooklyn, NY, 11215. 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 nature of the existing contaminants identified at the site and the potential for off-site migration of contaminants in the groundwater. To address this threat, a proposed remedy has been developed and is 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 **October 2 through November 17, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224355/>.
- 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 RAWP: The proposed Commercial Use remedy consists of:

- Implementation of a Construction Health and Safety Plan (CHASP) and Community Air Monitoring Plan (CAMP) to protect on-site workers, the community, and the environment during remediation and construction activities;
- Excavation, stockpiling, off-site transport, and disposal of about 4,500 cubic yards of contaminated soil/fill;
- Removal, decommissioning, and off-site disposal of any encountered underground storage tanks (UST) and/or associated appurtenances (e.g., fill lines, vent lines, and electrical conduit);
- Collection and analysis of post-remedial soil samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established soil cleanup objectives for use as backfill;
- Installation of an underground barrier made up of chemical oxidants along the northern and western property boundaries in order to prevent offsite migration of groundwater contamination;

BROWNFIELD CLEANUP PROGRAM

- Post-remediation groundwater monitoring to assess the effectiveness of the remedy;
- Installation and maintenance of a site cover system;
- Completion of a soil vapor intrusion (SVI) evaluation in any on site buildings;
- Implementation of a Site Management Plan for long term maintenance of the Engineering Controls (EC); and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 88 9th Street Brooklyn 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 to the NYSDEC 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 1.05-acres and is bound by 9th Street to the north, a four-story commercial building to the east, 10th Street to the south, and parking lot and an unimproved lot used for storage to the west. The site is currently used by a tenant that leases outdoor parking spaces and containers for self-storage and includes multiple self-storage units; one approximately 1,175 square-foot one-story building used as an office for site management; and one approximately 2,830 square-foot one-story building used for storage, a portion of which extends outside the site. A New York City Transit (NYCT) viaduct carries the Metropolitan Transportation Authority F and G subway lines over the central portion of the site. The site was occupied by manufacturing buildings from about 1886 to 1923, including

a paint manufacturing facility in the 1900s, and has been used for vehicle parking and storage from the 1930s (when the overhead NYCT viaduct was constructed) to the present.

The proposed development is a six-story commercial building with ground floor parking, to be used as a storage facility.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224355) at:

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

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

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 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://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

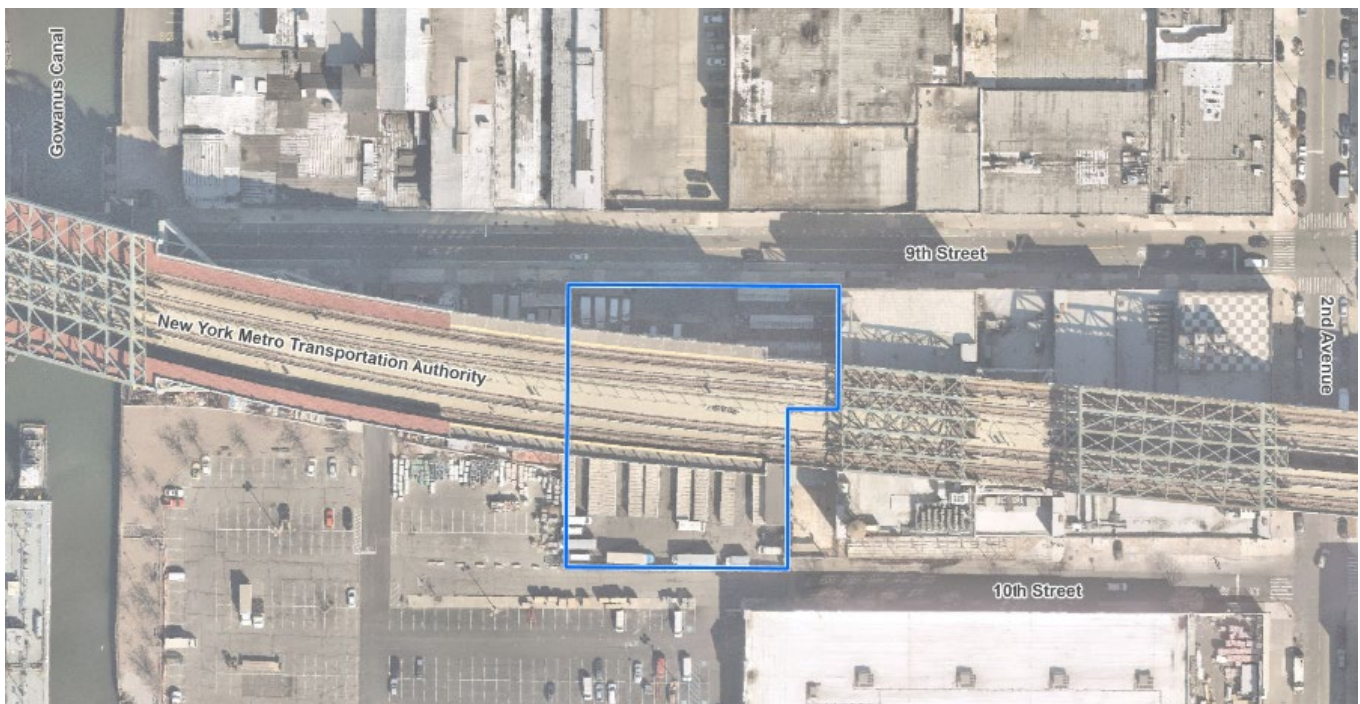
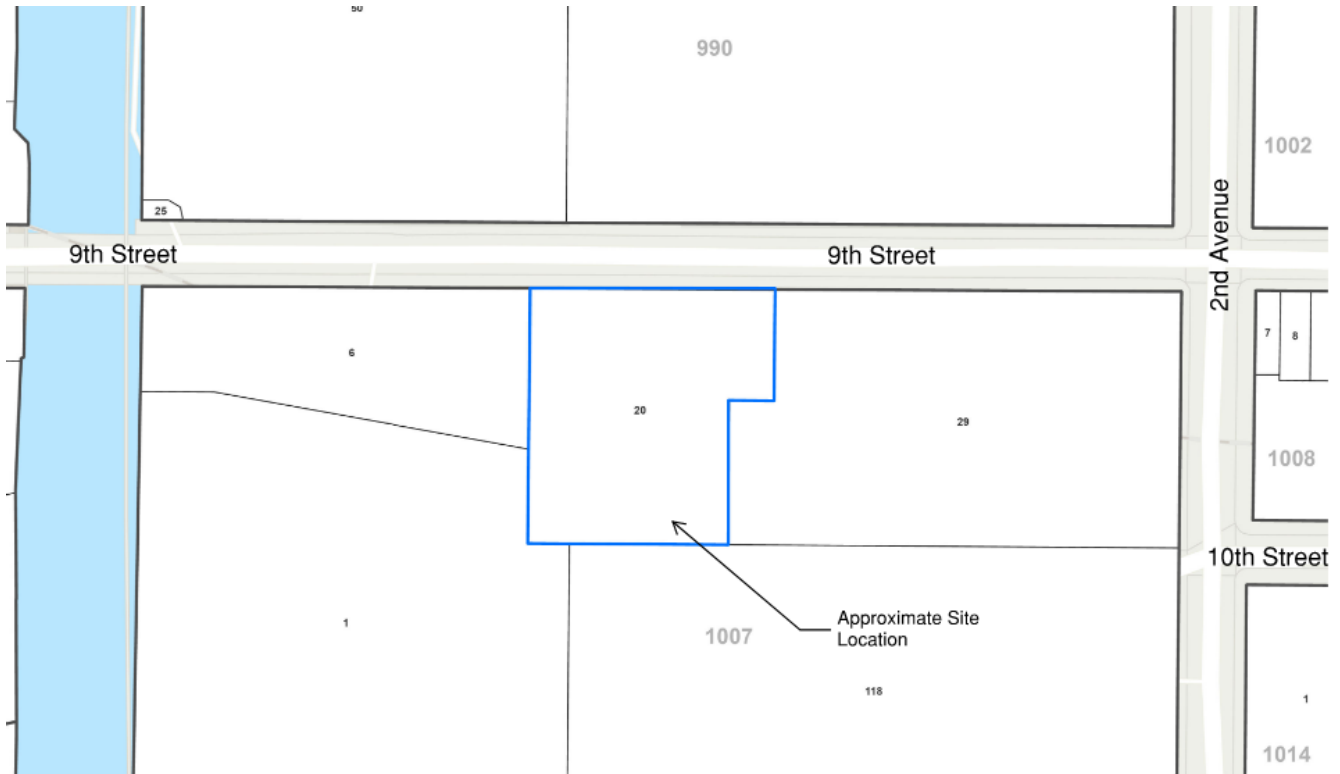
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





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

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Contact: Madeleine S. Babick, (718) 482-4992, madeleine.babick@dec.ny.gov