



## Department of Environmental Conservation

### Where to Find Information

Access project documents through the DECinfo Locator: nd at these locations:  
<https://www.dec.ny.gov/data/DecDocs/C224361/>

**Brooklyn Public Library-Bushwick Branch**  
340 Bushwick Avenue  
Brooklyn, NY, 11206  
(718) 602- 1348

**Brooklyn Community Board 1**  
435 Graham Avenue  
Brooklyn, NY 11211  
(718) 389-0009  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

### Who to Contact

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

**Project-Related Questions**  
Sadique Ahmed, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
(518) 402-9656  
[sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)

**Project-Related Health Questions**  
Anthony Perretta  
NYSDOH  
Bureau of Environmental Exposure Investigation  
Corning Tower, Room 1787  
Albany, NY 12237  
(518) 402-7881  
[beei@health.ny.gov](mailto: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

**Cooper Park Commons Building 2**  
89 Maspeth Avenue  
Brooklyn, New York 11211

**SITE No. C224361**  
**NYSDEC REGION 2**

**April 2024**

### Investigation Completed; Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH) is reviewing the Remedial Investigation Report and proposed remedy, to address contamination related to the Cooper Park Commons Building 2 ("site") located at 89 Maspeth Avenue, Brooklyn, New York. Please see the map for the site location. The public is invited to comment on the proposed remedy.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment.

#### **Remedial Investigation Report:**

The Remedial Investigation Report (RIR) describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. The RIR was submitted by Maspeth B2 Owner LLC ("applicant").

Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives (SCOs). The PAHs and metals are present at depths of up to 2 to 6 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Volatile organic compounds (VOCs) were detected in both soil and groundwater samples collected from the site.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **April 17, 2024 through June 3, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224361/>.
- 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 Unrestricted and Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to depths of between two and six feet below grade.
- Collecting and analyzing post-excavation soil samples to confirm standards are met;

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- Importing clean material that meets the established SCOs for use as backfill;
- Treatment to address contaminated groundwater;
- Evaluation of the potential for soil vapor intrusion;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan 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 Maspeth B2 Owner 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 1.2-acres and is bordered on the west by the St. Nick's Alliance headquarters and Kingsland Ave, on the south by Maspeth Ave, on the north by the Barbara Kleiman Residence homeless shelter and on the east by a vacant building that housed a former nurse's residence. The site encompasses a parking lot area, vegetated area, and a portion of the privatized length of Skillman Avenue. The site is part of the overall former Greenpoint Hospital campus. Initially the site was developed by a residential home in 1888, and then by the Loughlin Oval, a baseball field and athletic complex, dating back to 1907.

Circa 1915, the Laughlin Oval was demolished, and the Greenpoint Hospital campus was built. Greenpoint Hospital was a large regional hospital that operated until approximately 1987.

The Site is anticipated to be developed with a new 18-story mixed-use building containing approximately 311 units of 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, C224361) at:

[https://extapps.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pa\\_gid=3](https://extapps.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pa_gid=3)

**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://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:

<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>

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## Site Location





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español</b> <b>Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字</b> <b>Simplified Chinese</b>	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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<b>বাঙালি</b> <b>Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত বাক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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<b>Język Polski</b> <b>Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: **Sadique Ahmed, 518 402 9656, and [sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)**