NEW YORK STATE | Department of Environmental Conservation

FACT SHEET

Brownfield Cleanup Program

Broadway Triangle Site B
35-45 Bartlett St & 68-76 Gerry St
Brooklyn, NY, 11206

SITE No. C224366
NYSDEC REGION 2

December 2022

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Broadway Triangle Site B site ("site") located at 35-45 Bartlett Street and 68-76 Gerry Street, Brooklyn, NY. Please see the map for the site location.

Draft Investigation Work Plan: The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Unified Neighborhood Partners LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment: NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **December 15, 2022 through January 14, 2023**.

- Access the RIWP and other project documents online through the DECinfo Locator: https://www.dec.ny.gov/data/DecDocs/C224366/.
- 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.

Highlights of the Proposed Site Investigation: The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have documented soil conditions at the site that are representative of impacted fill resulting from historic activities including demolition of previous buildings. Soil samples contained semivolatile organic compounds (SVOCs), metals and pesticides. Groundwater contained naturally occurring metals. Soil vapor samples throughout the site contained multiple petroleum-related volatile organic compounds (VOCs) and chlorinated VOCs.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to monitor potential impacts from areas of concern.

Where to Find Information

Access project documents through the DECinfo Locator
https://www.dec.ny.gov/data/DecDocs/C224366/
and at these location(s):

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
bk01@cb.nyc.gov

Who to Contact:

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

Project-Related Questions
Madeleine 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
Harolyn Hood
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 473-4780
beei@health.ny.gov

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

BROWNFIELD CLEANUP PROGRAM

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a "Draft Remedial Action Work Plan" will be developed. The cleanup plan will include an evaluation of the proposed site remedy or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description: The 0.63-acre site is comprised of 9 separate tax lots (Block 2269, lots 14, 16, 17, 18, 45, 47, 48, 49, and 50) and is bounded by Gerry Street to the north, Bartlett Street to the south, and commercial and residential buildings to the east and west. The area surrounding the site consists primarily of commercial and multi-family residential properties and vacant land. The site is currently covered in gravel and is being used as a construction staging area for a nearby project. The site was developed as early as 1887 with several commercial and residential structures (including several outbuildings). Commercial uses have included a tailor, a wheelchair storage facility, a pickle factory, and a locksmith. The northeastern portion of the site was occupied by a fuel factory (76 Gerry Street; Lot 18) in 1904 and a truck body builder (74 Gerry street; Lot 17) in 1950; no other significant on-site commercial uses were noted. The site has been vacant since circa 1980. Several nearby properties were identified as automotive repair facilities and garages. Following investigation and remediation of the site, the planned redevelopment includes two multi-story affordable housing buildings with ancillary facilities.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224366) at:

https://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=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 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:
https://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



NEW YORK STATE | Department of Environmental Conservation

Kathy Hochul, Governor | **Basil Seggos**, Commissioner www.dec.ny.gov

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