



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

251 Douglass Street

251 Douglass Street
Brooklyn, NY 11217

June 2023

SITE No. C224367

NYSDEC REGION 2

Where to Find Information:

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224367/>
and at these location(s):

Brooklyn Public Library– Carroll Gardens Branch

396 Clinton Street
Brooklyn, NY 11231
(718) 596-6972

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11201-6401
(718) 643-3027
Infobkcb6@gmail.com

Who to Contact:

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

Project-Related Questions

Marnie Chancey, Project Manager
NYSDEC
625 Broadway,
Albany, NY 12233
(518) 402-3262
marnie.chancey@dec.ny.gov

Project-Related Health Questions

Jim Sullivan
NYSDOH
Empire State Plaza - Corning
Tower, Rm. 1787
Albany, NY 12237
Phone: (518) 402-5584
jim.sullivan@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 251 Douglass Street site ("site") located at 251 Douglass Street, Brooklyn, NY. 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 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, 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 2, 2023 through July 17, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224367/>.
- 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 Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of contaminated soil from the top 2 feet below grade (bgs) across the entire site, and to approximately 6-8 feet bgs in the southeast & northwestern corners of the site where more significant contamination exists;
- Removal of Underground Storage Tanks (USTs);
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- In-situ ("in-place") solidification (ISS) from approximately 4 to 40 feet bgs to address coal tar, which is a dense non-aqueous phase liquid (DNAPL), and grossly contaminated material (GCM);
- Installation of a low-permeability hydraulic barrier wall to a depth of 55 feet below grade around the entire site boundary to prevent off-site migration of coal tar and contamination;

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- Placement of a cover system over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential use standards;
- Importing clean material that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) 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 Gowanus Douglass Street LLC (the applicant) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

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 0.65-acres and is bordered on the west by Nevins Street, on the north by Butler Street, and on the south by 251 Douglass Street. The site is currently a vacant lot with two partial building foundations, the 10,000-sf and 2,500-sf structures were demolished in November of 2022 and the site is currently unoccupied. Previously, the site had been used as a private garage and auto repair facility and office space since approximately 1931.

The selected remedy is a Track 4 Restricted use with generic SCOs. The proposed redevelopment includes construction of a new 14-story mixed use commercial and residential building that will include affordable housing units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224367) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), volatile organic compounds (VOCs) and metals, which are present site-wide in soil and groundwater. Coal tar in the form of DNAPL has been identified in soil and groundwater across the entire site. Petroleum-related VOCs have been identified in soil and groundwater in the vicinity of the USTs. VOCs, primarily tetrachloroethene (PCE), were detected in soil vapor beneath the Site. The Site will be redeveloped through the construction of a new 14-story mixed use commercial and residential building that will include affordable housing units.

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:

www.dec.ny.gov/chemical/61092.html

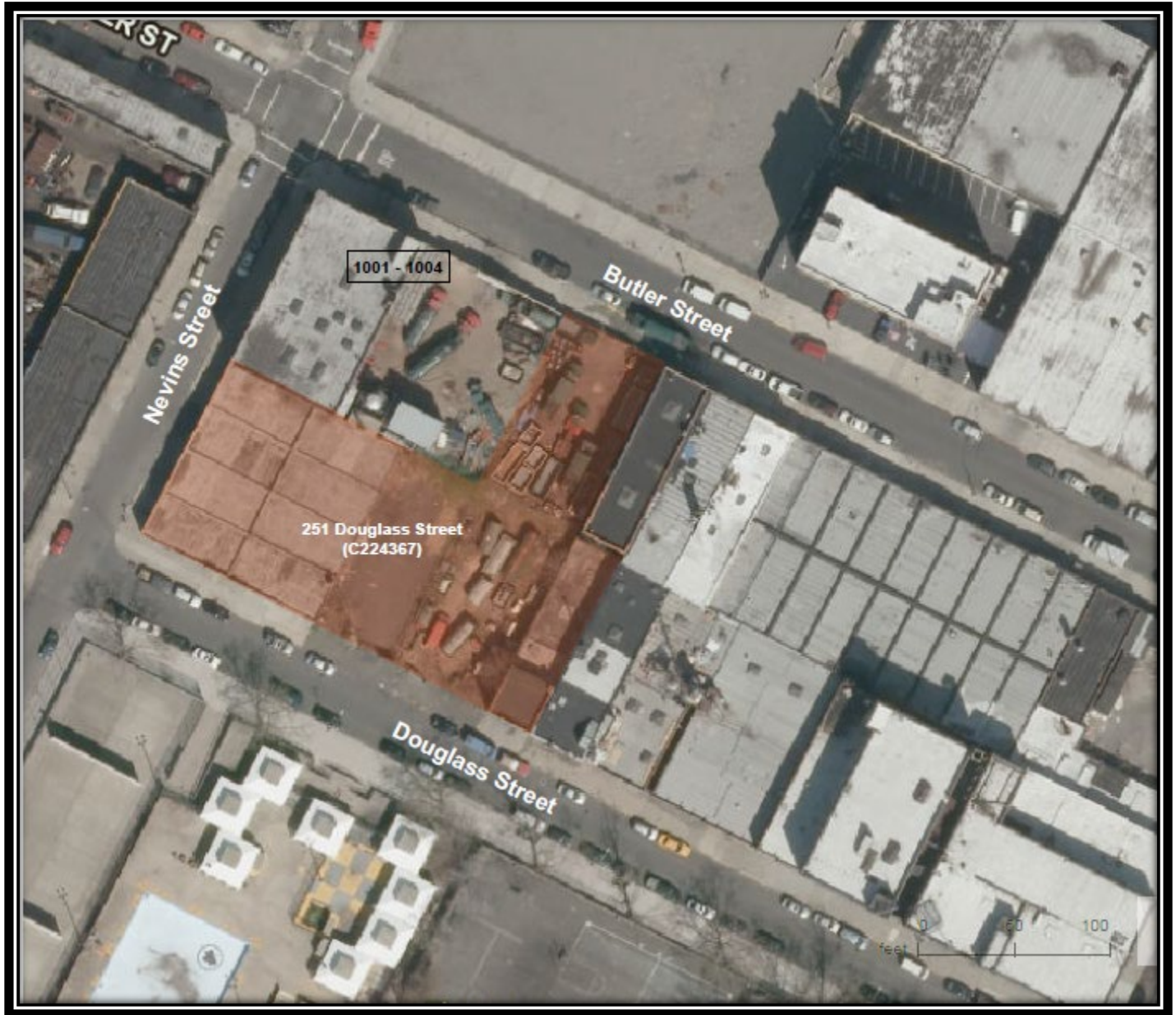
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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





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

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Contact: < [Marnie Chancey, 518-402-3262, Marnie.Chancey@dec.ny.gov](mailto:Marnie.Chancey@dec.ny.gov) >