



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former A&A Brake Service

558 Sackett Street
Brooklyn, N Y 11217

SITE No. C224372

NYSDEC REGION 2

March 2024

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

Where to Find Information:

Access project documents through the
DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C224372/>

Pacific Branch Library

25 Fourth Avenue
Brooklyn, NY 11217
(718) 638-1531

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 DeLuke, Project Manager
NYSDEC
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Albany, NY 12233
(518) 402-3262 marnie.deluke@dec.ny.gov

Project-Related Health Questions

Johnathan Robinson
NYSDOH
Empire State Plaza –
Corning Tower Room #1787,
Albany, NY 12237
(518) 402-7881
beci@health.ny.gov

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

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 Former A&A Brake Service site (“site”) located at 558 Sackett Street, Brooklyn, NY. Please see the map for the site location.

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

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **March 13 through April 27, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224372/>.
- 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.

Revised Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of contaminated soil in the top 2 feet of across the entire site; and to approximately 7-14 feet bgs where more significant contamination exists;
- Treating contaminated groundwater through injection of chemical oxidants into the groundwater;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above cleanup standards;
- Installation and operation of an active vapor mitigation system to prevent soil vapor intrusion in the future building at the site;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementation of a Site Management Plan (SMP) 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 Sacket Heights LLC (“Applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A draft “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 applicants 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 0.15-acre (6,400 square foot) site located in Brooklyn, NY. The site is located on the south side of Sackett Street, between Nevins Street (to the west) and 3rd Avenue (to the east) in the Gowanus section of Brooklyn. The property has historically been used as an auto repair and service shop.

The selected remedy is will allow for restricted residential use. The proposed redevelopment includes construction of a new 8-story 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, C224372) at:

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

Summary of the Investigation: The primary Contaminants of Concern (COC) at the site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater, and VOCs in soil vapor. Petroleum product has been observed in soils at the site. The site will be redeveloped through the construction of an eight-story residential-use building.

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

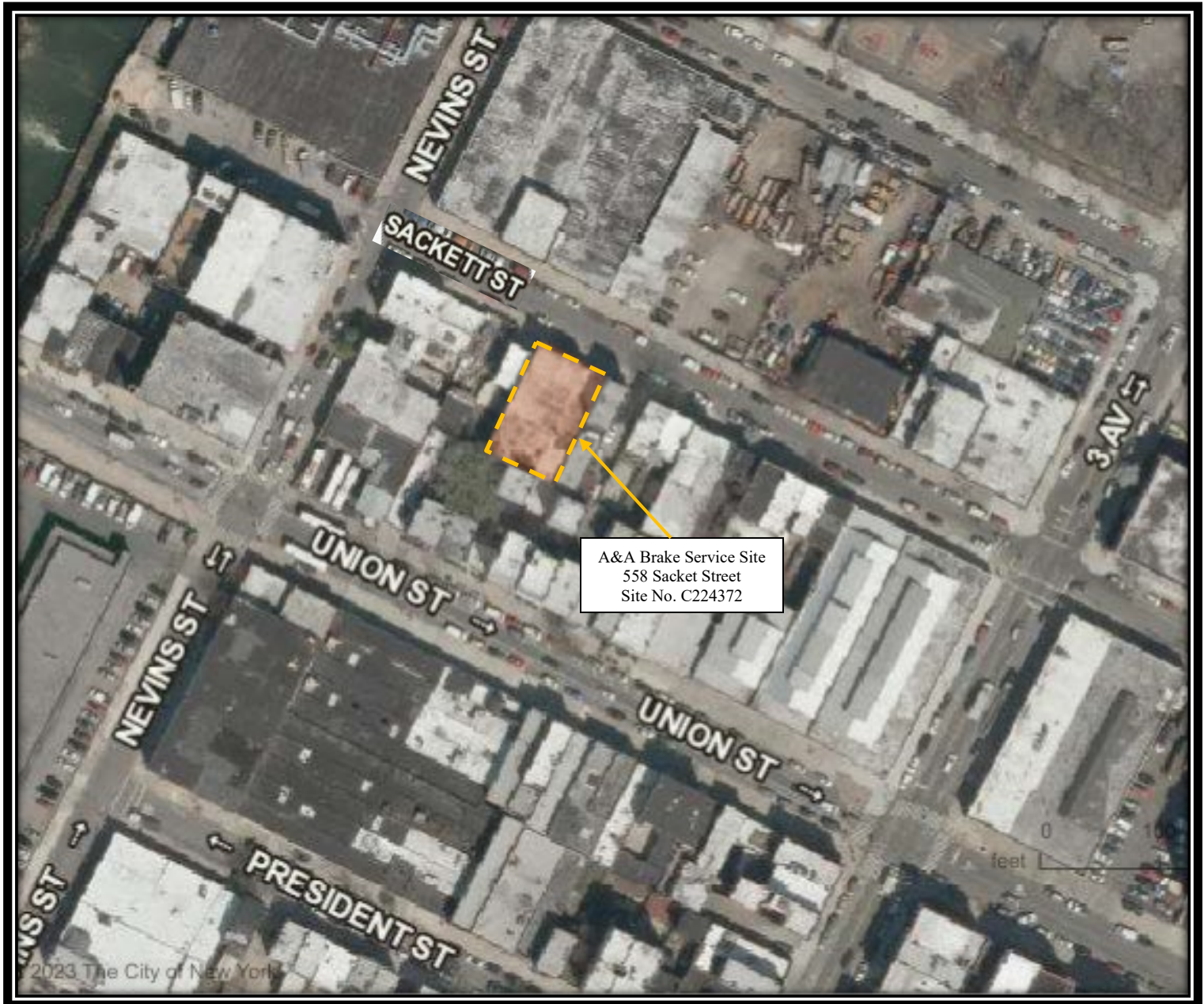
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location





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Contact: Marnie DeLuke, 518-402-3262, Marnie.DeLuke@dec.ny.gov