



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

224 3rd Avenue
224 3rd Avenue
Brooklyn, Kings County

SITE No. C224373

NYSDEC REGION 2

August 2024

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

Access project documents through the DECinfo Locator and at these location(s):
<http://www.dec.ny.gov/data/DecDocs/C224373/>

Brooklyn Public Library – Pacific Branch

25 4th 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

Aaron Fischer, Project Manager
NYSDEC
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aaron.fischer@dec.ny.gov

Project-Related Health Questions

Christopher Budd
NYSDOH
Empire State Plaza Corning Tower,
Room 1787
Albany, NY 12237
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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 224 Third Avenue site (“site”) located at 224 Third Avenue, Gowanus, Kings County. 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 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 **August 7th through September 21, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <http://www.dec.ny.gov/data/DecDocs/C224373/>
- 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 Restricted Residential Use remedy consists of:

- Removing Underground Storage Tanks;
- Excavation and off-site disposal of contaminated shallow soils exceeding restricted residential soil cleanup objectives to about 2 feet below ground surface across much of the site, excavation of contamination exceeding Protection of Groundwater Soil Cleanup Objectives within several areas of the site and excavation of soils that exceed hazardous criteria for lead;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above cleanup standards;
- Installation of a sub-slab depressurization system;
- 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 224 Third Ave Owner LLC (“applicants”) 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 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 0.19-acres and is bordered by Degraw Street to the north, 3rd Avenue to the east, Sackett Street to the south, and Nevins Street to the west. The site is comprised of one lot, block 426 lot 36 and is currently undeveloped. The on-site building has been demolished.

Site redevelopment will include the construction of a mixed-use commercial and residential building, with a portion of the residential units planned for 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, C224373) 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 petroleum related VOCs, semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in soil and groundwater. Chlorinated volatile organic compounds (CVOCs) were detected in on-site soil vapor.

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 DEC 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: Aaron Fischer, 518-598-7799, aaron.fischer@dec.ny.gov