



**Department of
Environmental
Conservation**

Where to Find Information:

Access project documents through the DECinfo Locator and at these location(s): <https://www.dec.ny.gov/data/DecDocs/C224381/>

**Brooklyn Public Library
Central Branch**
10 Grand Army Plaza
Brooklyn, NY 11225
(718) 230-2100
chshonhart@bklynlibrary.org

Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, NY 11225
(718) 778-9279
bk09-1@cb.nyc.gov

Who to Contact:

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

Project-Related Questions
Shawn Roberts, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
(518) 402-9799
shawn.roberts@dec.ny.gov

Project-Related Health Questions
Renata Ockerby
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Rm 1787
Albany, NY 12237
(518) 402-7867
beci@health.ny.gov

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

FACT SHEET
Brownfield Cleanup Program

Consumers Park Brewery Site
960 Franklin Avenue
Brooklyn, NY 11225

July 2024

SITE No. C224381
NYSDEC REGION 2

**Report Recommends Cleanup of Contamination;
Remedy Proposed for Brownfield Site Contamination;
Public Comment Period Announced**

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a “Remedial Investigation Report (RIR)” and the proposed remedy to address contamination related to the Consumers Park Brewery Site (“site”) located at 960 Franklin Avenue, Brooklyn, NY. The public is invited to comment on a proposed remedy. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site poses a significant threat to human health. This decision is based on the potential for off-site migration and human exposure to site-related contaminants via soil vapors. To address this threat, a remedy was proposed and is 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 **July 3 through August 19, 2024.**

- Access the RIR, RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224381/>.
- 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 Use remedy consists of:

- Removing underground storage tanks, if encountered;
- Excavation and off-site disposal of approximately 33,000 cubic yards of contaminated soil up to a depth of 13 feet below grade (ft bg) in the southern area of the site, 20 ft bg in the northern area of the site, and up to 20 ft bg in “hot spot” areas;
- Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean fill that meets the established soil cleanup objectives for use as backfill;
- Installing and operating an active sub-slab depressurization system to mitigate the potential for soil vapor intrusion into the new building to be constructed at the site;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan would also be required for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

BROWNFIELD CLEANUP PROGRAM

The proposed remedy was developed by Franklin Plaza II LLC and 960 Franklin 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 complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public.

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 1.558-acre site is located in the Crown Heights section of Brooklyn and bounded to the north by Montgomery Street, to the east by Franklin Avenue, to the south by a vacant one-story industrial/manufacturing building, and to the west by the New York City Metropolitan Transportation Authority Subway “S” line. The site is currently vacant, and a majority is covered by the former buildings’ concrete slabs. Historical uses of the site include various warehousing and storage, cotton and felt manufacturing, glass cutting and bottling facilities, wire cutting, and spice importing.

The proposed redevelopment includes demolition of the former buildings’ concrete slabs and construction of a new 7-story residential building, including an affordable housing component.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224381) 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), chlorinated volatile organic compounds (CVOCs) and metals in soil, volatile organic compounds (VOCs), CVOCs, SVOCs and metals in groundwater, and CVOCs in 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

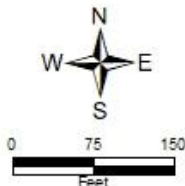


Figure 1 Site Map

Consumers Park Brewery Site
Brooklyn, NY
Site No. C224381



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Contact: Shawn Roberts, (518) 402-9799, shawn.roberts@dec.ny.gov