



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C24390/>

Document Repository Name

Brooklyn Public Library – Greenpoint Branch
107 Norman Avenue
Brooklyn, NY 11211
(718) 389-4394

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009

Who to Contact

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

Project-Related Questions

Jennifer Gonzalez, Project Manager
NYSDEC
47-40 21st Street
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(718) 482-4508
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Project-Related Health Questions

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Empire State Plaza
Corning Tower, room 1787
Albany, NY 12237
(518) 402-0450
beei@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

FACT SHEET

Brownfield Cleanup Program

Clay Properties LLC

19-29 Clay Street &
60-62 Commercial Street
Brooklyn, NY 11222

December 2024

SITE No. C224390
NYSDEC REGION 2

Interim Remedial Measure Proposed 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 announcing an expedited cleanup of contamination at the Clay Properties LLC site ("site") located at 19-27 & 29 Clay Street and 60-62 Commercial Street, Brooklyn, NY. Please see the map for the site location.

NYSDEC is conducting a public comment period because this proposed Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for the site. The expedited cleanup activities are expected to begin in January 2025 and last about 3 months. The activities will be performed by Clay Properties, LLC ("applicant") with oversight provided by NYSDEC.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 30 days, from **December 5, 2024** through **January 4, 2025**.

- Access the Draft IRM Work Plan and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C224390/>.
- 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 Interim Remedial Measure (IRM) Work Plan: An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes proposed cleanup activities that include:

- Site mobilization involving security set-up, equipment mobilization, and utility mark outs;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Demolition of the existing warehouse at 19-27 Clay Street. The existing building slab will remain in place during the IRM;
- Installation of up to six recovery wells in the area of the observed dense non-aqueous phase liquid (DNAPL) to remove this contamination;
- Recovery of the DNAPL using Vacuum Enhanced Fluid Recovery (VEFR). The recovered material will be handled as hazardous waste in accordance with local laws and regulations;
- Treating contaminated groundwater through injections of chemical reductants into the groundwater;
- Installation of a temporary treatment system to limit the off-site migration of elevated concentrations of VOCs in soil vapor;
- Collecting and analyzing post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Waste management may include temporarily storing soil and groundwater in sealed 55-gallon drums in preparation for off-site disposal and in accordance applicable laws and regulations; and
- Daily and Monthly field reports to the NYSDEC and the NYSDOH will be submitted during the IRM activities.

Site Description: The site is located in the Greenpoint neighborhood of Brooklyn, NY and contains lots facing Clay Street and Commercial Street. The lots are identified as Block 2482 Lot 9 (19-27 Clay Street), Lot 10 (60-62 Commercial Street), and Lot 53 (29 Clay Street). The total site area is 0.457 acres.

Lot 9 contains a 2-story warehouse that will be demolished for redevelopment. The bottom floor of the warehouse is currently vacant, and the second floor is used as a private office. Lot 10 is currently used as a parking lot and storage area, and Lot 53 is a vacant lot. Throughout its history, the site was utilized for various industrial and manufacturing operations including iron works, tin can storage facility, cotton batting company, paper storage warehouse, cosmetic and writing instruments manufacturing company, and later as a medical devices and filtration manufacturer.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224390) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related and chlorinated volatile organic compounds (VOCs), in particular trichloroethylene (TCE), semi-volatile organic compounds (SVOCs), and metals were found above restricted-residential use soil cleanup objectives. The SVOCs and metals were mainly observed in the shallow soil and are likely a result of historical fill material. Chlorinated VOCs in soil were found in both shallow and deep soils and are related to historical site usage. Petroleum-related VOCs in deeper soils may be related to historical site use as well as the abutting site to the north, which was historically was used as an auto repair shop. Constituents of concern in groundwater above applicable standards include petroleum-related VOCs, CVOCs, SVOCs, metals, and perfluoroalkyl substances. CVOCs indicative of dense non-aqueous phase liquids (DNAPL) were encountered below the water table on Lot 53. Elevated concentrations of petroleum-related VOCs and CVOCs were also found in soil vapor.

Based on the findings of the investigation, NYSDEC, in consultation with NYSDOH, has determined that the site poses a significant threat to public health or the environment. This decision is based on elevated levels of CVOCs, particularly TCE, in soil, groundwater, and soil vapor at the site

Next Steps: NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with the New York State Department of Health. The approved work plan will be made available to the public (see "Where to Find Information" on the front page).

When the expedited cleanup activities are completed, a Construction Completion Report will be prepared that documents the activities that were performed.

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

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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

Site Location





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

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Contact: Jennifer Gonzalez, 718-482-4508, jennifer.gonzalez@dec.ny.gov