

# 749 Van Sinderen Avenue

Brownfield Cleanup Program

Site No. C224405

Brooklyn, Kings County



Department of  
Environmental  
Conservation

January 2026

## Cleanup 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 749 Van Sinderen Avenue site ("site") located at 719-753 Van Sinderen Avenue, Brooklyn, 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 poses a significant threat to public health or the environment. This decision is based on the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed cleanup plan 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 **January 16 through March 1, 2026**.

- Access the RI, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224405/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

### Draft Remedial Action Work Plan

The proposed cleanup plan consists of:

- Excavation and off-site disposal of roughly 100 cubic yards of contaminated soil;
- Collecting and analyzing post-excavation soil samples to evaluate the effectiveness of the cleanup;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address remaining contamination remaining above restricted residential use soil cleanup objectives;
- An active Sub-Slab Depressurization System will be installed in the proposed building;
- Treating contaminated soil and groundwater through injection of chemical oxidants;
- Construction of a soil vapor extraction system to prevent contaminated vapors from migrating off the subject property;
- Importing clean material that meets the established soil cleanup objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by 729 Van Sinderen LLC and SPEQ88 LLC (“applicants”) 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 remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. 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 0.603-acres and is bordered by a mixed-use residential and commercial building including a daycare and kindergarten facility to the north, one- and two-family residential buildings to the east, a commercial building to the south, and Van Sinderen Avenue followed by New Lots Avenue MTA L-Train station to the west. The site is currently developed with seven (7) one story buildings most recently occupied by auto repair and auto body shop tenants. The buildings are currently vacant. Historical uses of the site include manufacturing operations from at least 1928 to 1987, which included manufacturing of wood products, metal working, furniture manufacturing, and a lumber yard. The site was occupied by several auto repair and auto body works facilities from at least 1989 to 2025.

The proposed redevelopment includes construction of 100% new affordable housing residential building with some of the units designated as inclusionary housing and some units reserved for senior residents. The proposed restricted residential use cleanup is protective for this future use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224405) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

## Summary of the Investigation

The primary contaminants of concern at the site are include volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) in groundwater; SVOCs in surface soils; and VOCs 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

## Stay Informed with DEC Delivers

**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.**

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>

## CONTACT INFORMATION

### Project-Related Questions

Brittany Taranto, Project Manager  
NYSDEC, Division of Environmental Remediation  
625 Broadway, 12<sup>th</sup> Floor  
Albany, New York 12233  
p: (518) 402-9791  
[brittany.taranto@dec.ny.gov](mailto:brittany.taranto@dec.ny.gov)

### Project-Related Health Questions

Sarita Wagh  
NYSDOH, Bureau of Environmental Exposure and Investigation  
Empire State Plaza - Corning Tower  
Albany, NY 12237  
p: (518) 402-7817  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

## WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C224405/>

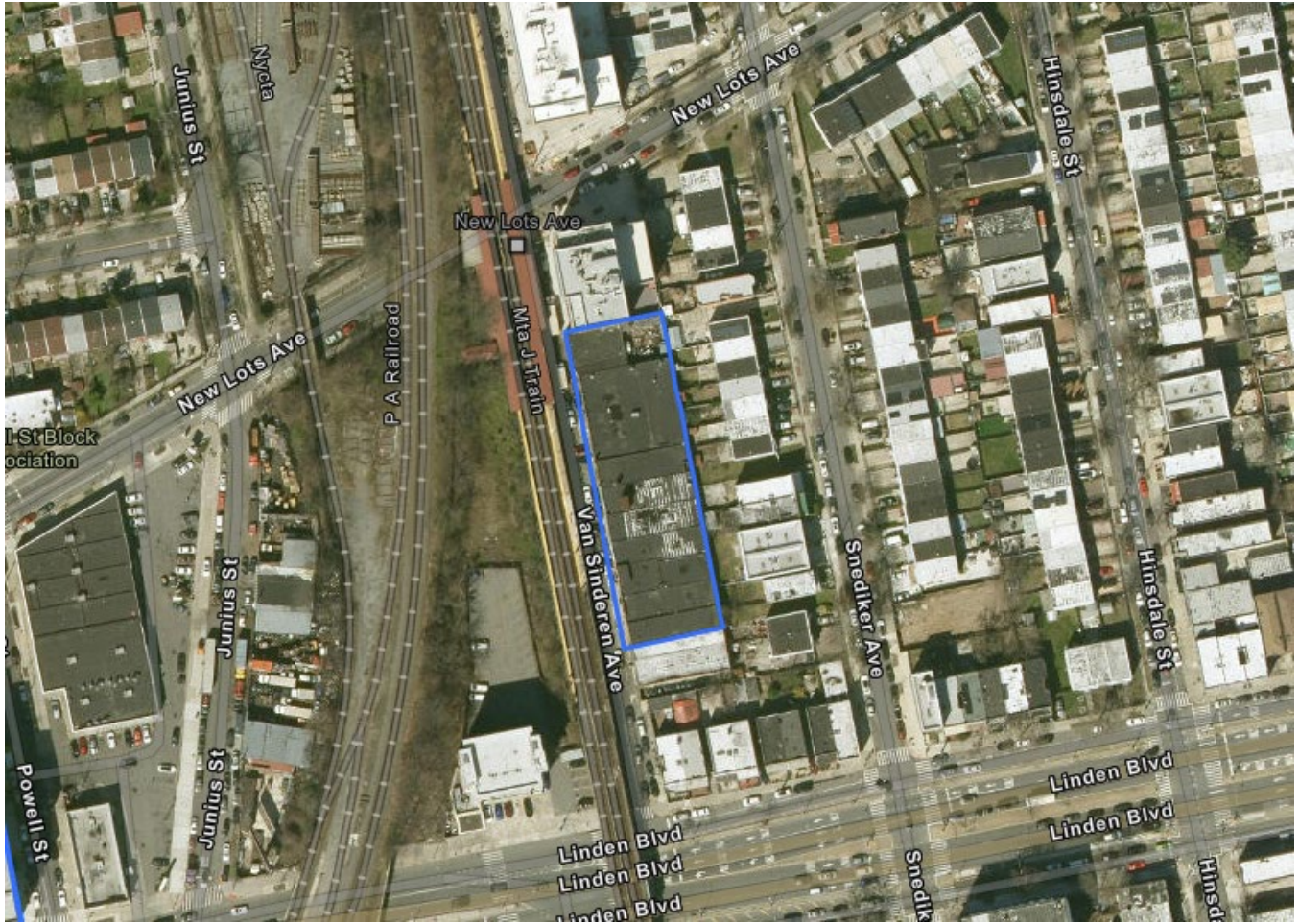
### Stone Avenue Library

581 Mother Gaston Boulevard  
Brooklyn, New York 11212  
(718) 485-8347

### Brooklyn Community Board 5

127 Pennsylvania Avenue  
Brooklyn, New York 11207  
(718) 819-5487

# Site Location





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

|  |  |
|--|--|
| <b>English</b>                           | To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.                           |
| <b>Español<br/>Spanish</b>               | Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.                                |
| <b>简体字<br/>Simplified Chinese</b>        | 如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。   |
| <b>Русский<br/>Russian</b>               | Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.                        |
| <b>אידיש<br/>Yiddish</b>                 | צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.                           |
| <b>বাঙালি<br/>Bengali</b>                | এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे उल्लेख করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।                              |
| <b>한국어<br/>Korean</b>                    | 이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.  |
| <b>Kreyòl Ayisyen<br/>Haitian Creole</b> | Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.   |
| <b>Italiano<br/>Italian</b>              | Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.             |
| <b>العربية<br/>Arabic</b>                | لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.  |
| <b>Polski<br/>Polish</b>                 | Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.                                  |
| <b>Français<br/>French</b>               | Veillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite. |
| <b>اردو<br/>Urdu</b>                     | اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔                               |