



**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/C224409/>

**Bushwick Library – Brooklyn
Public Library**

340 Bushwick Avenue
Brooklyn, NY 11206
(718) 602-1348

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Christopher Allan, Project Manager
NYSDEC
Division of Environmental
Remediation
47-40 21st Street
Long Island City, NY 11101
(718) 482-4065
Christopher.Allan@dec.ny.gov

Project-Related Health Questions

Michele Dolan, Project Manager
NYSDOH
Bureau of Env. Exposure
Investigation
Empire State Plaza, Corning Tower,
Room 1787
Albany, NY 12237
(518) 402-7883
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

215 Moore Street and 232 Seigel Street Site
215 Moore Street and 232 Seigel Street
Brooklyn, New York, 11206

April 2025

**SITE No. C224409
NYSDEC REGION 2**

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed cleanup plan 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 215 Moore Street and 232 Seigel Street site ("site") located at 215 Moore Street and 232 Seigel Street in Brooklyn, New York. 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 **April 24 through June 8, 2025**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224409/>
- 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 "Who to Contact" area.

Draft Remedial Work Plan: The proposed commercial use cleanup plan consists of:

- Removal of Underground Storage Tanks (USTs);
- Excavation and off-site disposal of contaminated soil to a maximum depth of 16 feet below surface grade across the site;
- Treatment of petroleum-contaminated groundwater through injections of an activated carbon product;
- Collection and analysis of post excavation soil samples and post-treatment groundwater samples to document and evaluate the effectiveness of the cleanup;
- Placement of a cover system (concrete building slab) to address contamination remaining above Commercial Use Soil Cleanup Objectives;
- Importation of clean soil/fill that meets the established Soil Cleanup Objectives for use as backfill;
- Installation of a sub-slab depressurization system (SSDS) below the proposed building to mitigate soil vapor intrusion into the building;

BROWNFIELD CLEANUP PROGRAM

- Implementation of 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 NYM 215 Moore, LLC ("applicant") 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 in January 2025 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 cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant(s) 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 about 2.61-acres and is bordered by Seigel Street to the north, White Street to the east, Moore Street to the south, and warehouses and a glass fabrication facility to the west. The site was historically developed with an open-air storage lot, a sub-grade previously constructed concrete building foundation, and vacant warehouse buildings that were demolished by February 2025. The concrete building foundation of a previously demolished structure remains onsite. The site is currently vacant and surrounded by locked construction fencing. Previously, the site had been used as a lumber yard, paint and varnish operation, metal works, various manufacturing operations, metal smelting, and automotive garages and repair facilities with petroleum bulk storage.

The site will be redeveloped into a multi-story motion picture production studio, and is anticipated to be cleaned up to meet commercial use standards.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224409) at:

<https://extapps.dec.ny.gov/cfm/extapps/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 semivolatile organic compounds (SVOCs), which are present site-wide in soil, groundwater, and soil vapor, primarily in southeastern, north-central, northeastern, and southwestern portions of the site. Other COCs, including pesticides, polychlorinated biphenyls (PCBs), metals, and Per- and Polyfluoroalkyl substances (PFAS), are present site-wide in soil and/or groundwater, and are related to the presence of non-native fill.

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>

BROWNFIELD CLEANUP PROGRAM

Site Location





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