

172 3rd Avenue Manifold Supply Machine Shop Site

Brownfield Cleanup Program

Site No. C224410

Brooklyn, Kings County



Department of
Environmental
Conservation

July 2026

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 (DEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to 172 3rd Avenue Manifold Supply Machine Shop Site ("site") located at 172 3rd Avenue and 264 Butler Street, Brooklyn, Kings County. Please see the map for the site location.

Based on the findings of the investigation, DEC in consultation NYSDOH, has determined that the site poses a significant threat to public health or the environment. This decision is based on the nature of the existing petroleum-related contaminants identified at the site, and the potential for off-site migration of contaminants in the groundwater. To address this threat, DEC has developed the proposed cleanup plan summarized below.

How to Comment

DEC is accepting written comments about the proposed plan, called a Draft Remedial Action Work Plan (RAWP)," which includes a cleanup alternatives analysis (AA), for 45 days, from **July 8 through August 22, 2026**.

- Access the draft Remedial Investigation Report (RIR), RAWP with AA, and other project documents online through the DECinfo Locator:
<https://extapps.dec.ny.gov/data/DecDocs/C224410/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the DEC project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Investigation Report and Draft Remedial Work Plan with Alternatives Analysis

The proposed Restricted Residential Use (i.e. multi-family housing) remedy plan consists of:

- Excavation and off-site disposal of approximately 15,000 cubic yards of contaminated soil to approximately 3 to 15 feet below ground surface across the majority of the site;
- Collecting and analyzing post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- A Sub-Slab Depressurization System (SSDS) will be installed in the proposed building footprint in areas where excavation does not extend into the water table;
- 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) 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 may be necessary.

The proposed cleanup plan was developed by 172 Third Ave LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

DEC 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 DEC and NYSDOH.

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

Site Description

The site is 0.695-acres and is bordered on the west by Nevins Street, on the south by Douglass Street, on the east by 3rd Ave and on the north by Butler Street. In the 1880s the site was developed as a marble works and storage. From 1930s, the site was used as a variety of industrial and commercial uses (auto repair, sash repairs, trucking, glassworks, etc.) Since 2007, all uses have been for storage and warehousing. The eastern on-site building has been demolished except for the concrete floor slab which covers the site.

The redevelopment plans include three mixed-use residential/commercial buildings with anticipated 20% affordable housing.

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C224410) at:

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

Summary of the Investigation

The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in soil and groundwater. Petroleum-related volatile organic compounds (VOCs) were detected in the northeast corner in soil and across the site in soil vapor. Manufactured Gas Plant related contamination was detected at depths of 80-100 feet below surface, likely emanating from an off site source.

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

Steve Walsh, Project Manager
DEC, Division of Environmental Remediation

DEC, Division of Environmental Remediation
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Albany, NY 12207
p: (518) 402-9108
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Project-Related Health Questions

Kari Pollard
NYSDOH, Bureau of Environmental Exposure and Investigation
Corning Tower, 17th Floor
Albany, NY 12237
p: (518) 486-1443
bee@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/C224410/>

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027

Brooklyn Public Library - Pacific Branch

25 Fourth Avenue at Pacific Street
Brooklyn, NY 11217

Site Location





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