

172 Montrose Avenue

Brownfield Cleanup Program

Site No. C224417

Brooklyn, Kings County



Department of
Environmental
Conservation

March 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 172 Montrose Avenue site ("site") located at 172 Montrose Avenue, Brooklyn, Kings County. This site is set to have 20% affordable housing units. 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 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 **March 12 through April 25, 2026**.

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224417/>.
- 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:

- Development and implementation of a Construction Health and Safety Plan (CHASP) and CAMP for the protection of site workers, the community, and the environment during the remediation phase of development
- Completion of a waste characterization study to facilitate off-site disposal of excavated soil.
- Implementation of soil erosion, pollution and sediment control measures in compliance with applicable laws and regulations
- Implementation of an in-situ (i.e. underground and in place) groundwater injection treatment program to address petroleum-impacted groundwater.
- Excavation, stockpiling, off-site transport, and disposal of soil depths ranging from 2 to 17 feet below grade surface (bgs) across the site and part of the adjoining Montrose Avenue sidewalk.
- Decommissioning and removal of the aboveground and underground oil tanks at the site and associated appurtenances (e.g., fill lines, vent line, and electrical conduit).
- Collection and analysis of post excavation soil samples to document that standards have been met.
- Design and install a soil vapor extraction system as a contingency measure to address residual contamination, if present, below the final excavation depth.
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill.
- Implementation of a groundwater monitoring program to document groundwater quality.
- Design and installation of sub-membrane depressurization (SMD) system components (including a continuous vapor barrier membrane) beneath the future building footprint.

- Recording of an environmental easement (EE) to memorialize the remedial action and the ECs and ICs to ensure that future owners of the site continue to maintain these controls as required, and preparation of an SMP that describes management of the ECs and ICs.

The proposed cleanup plan was developed by Montrose Meserole Owner 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 concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 3 and 4.

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 about 17,000-square-foot site is located at 172 Montrose Avenue in the East Williamsburg neighborhood of Brooklyn, New York and is identified as Block 3062, Lot 12 on the Kings County Tax Map. The site is on the city block bordered by Montrose Avenue to the north, Humboldt Street to the east, Johnson Street to the south, and Avenue of Puerto Rico to the west. The site is improved with two connected one-story buildings. The eastern building is occupied by a tour bus company and the western building is vacant. Two partial cellars are located on the northeastern part of the site. Historically, the site was occupied by a carpenter, residential housing, oil burner repair companies, auto repair facilities, and commercial stores.

The proposed development is a 13-story residential building with a cellar level. This building is planned to have 20% affordable housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224417) at:

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

Summary of the Investigation

Contaminant sources include petroleum-impacted soil, groundwater and soil vapor related to historic petroleum bulk storage and historical site operations, non-native fill with varying concentrations of SVOCs, PCBs, metals and pesticides, VOC-, SVOC-, metals-, and PFAS-impacted groundwater, and VOC-impacted 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

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NYSDEC, Division of Environmental Remediation
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Albany, NY 12233
p: (718) 482-4096
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Project-Related Health Questions

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NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
p: 518-486-1443
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/C224417/>

Brooklyn Public Library – Bushwick Branch

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

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, NY 11211
(718) 839-0009

Site Location





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