

# Sea Park North

Brownfield Cleanup Program

Site No. C224434

Brooklyn, Kings County



Department of  
Environmental  
Conservation

December 2025

## Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Sea Park North site ("site") located at 2828 West 28<sup>th</sup> Street, Brooklyn, Kings County. Please see the map for the site location.

### Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by SPN Senior Living LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

### How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **December 11, 2025 through January 10, 2026**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224434/>.
- 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.

### Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

Previous investigations have detected semi-volatile organic compounds (SVOCs), metals, and PCBs in soil and/or groundwater on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Collecting soil vapor samples; and
- Installing and sampling groundwater wells to monitor impacts from areas of concern on-site.

### Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Action Work Plan” will be developed. The cleanup plan will include an evaluation of the proposed site actions, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

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

## Site Description

The Site is 0.92-acres and is bordered on the west by West 29<sup>th</sup> Street, on the south by Mermaid Avenue, on the east by West 28<sup>th</sup> Street, and on the north by Neptune Avenue. Currently, the Site is occupied by an asphalt parking lot for the adjacent 15-story, 180,000 gross square foot (GSF) residential building. Historically, the Site was improved with multiple dwellings and stores from 1930 to 1968. Between 1968 and 1977, the dwellings and stores were demolished, and by 1977, the Site was depicted in its current configuration, including the adjacent residential building to the east listed as Coney Island Housing Site 7 Building 10. Prior to 1977, the former occupants included multiple residential occupants. The proposed redevelopment plan includes the construction of a new 8-story, 250-unit 100% affordable senior housing slab-on-grade building. The new building footprint will be approximately 22,316 SF with a new surface parking lot area and outdoor recreation space surrounding the new building. The ground floor of the building will include utility and storage rooms, as well as parking spaces for the proposed and current buildings.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224434) at:

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

## 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

Haala Al-Hadithy, Project Manager  
NYSDEC, Division of Environmental Remediation

NYSDEC, Division of Environmental Remediation  
1 Hunters Point Plaza, 47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
p: (718) 482-4906  
[Haala.Al-Hadithy@dec.ny.gov](mailto:Haala.Al-Hadithy@dec.ny.gov)

### Project-Related Health Questions

Megan Rivera  
NYSDOH, Bureau of Environmental Exposure and Investigation  
Empire State Plaza  
Corning Tower, RM 1787  
Albany, NY 12233  
p: (518) 402-7877  
[Megan.Rivera@health.ny.gov](mailto:Megan.Rivera@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/C224434/>

### Document Repository Name

Brooklyn Public Library – Coney Island Branch  
1901 Mermaid Avenue  
Brooklyn, NY 11224  
(718) 265-3220

### Brooklyn Community Board 13

1201 Surf Avenue  
Brooklyn, NY 11224  
(718) 266-3001

# Site Location





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