

1036 Manhattan Ave BCP Site

Brownfield Cleanup Program

Site No. C224315

170 Freeman Street, Brooklyn, Kings County



Department of
Environmental
Conservation

December 2025

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that cleanup requirements to address contamination related to the 1036 Manhattan Ave BCP site (“site”) located at 170 Freeman Street in Brooklyn, Kings County, under New York State’s Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by 170 Freeman LLC and BK Corners LLC (collectively the “applicant”) with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224315/>.
- Documents also are available at the location(s) identified under “Where to Find Information.”

Completion of the Project

The following activities have been completed to achieve a restricted residential cleanup:

- Excavation and off-site disposal of contaminated soil exceeding the restricted residential soil cleanup objectives (SCOs) in the upper 15 feet in the partial basement of the new development, and in the upper 2 feet in the remainder of the site;
- Groundwater treatment through in-situ (i.e. in place) bio-remedial injections;
- Collection and analysis of post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the applicable SCOs for use as backfill;
- Installation of an active sub-slab depressurization system;
- Installation of a site cover system; and
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.

- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Sub-Slab Depressurization System
- Cover System

Next Steps

With its receipt of a COC, 170 Freeman LLC and BK Corners LLC (collectively the “applicant”) are eligible to use the site for restricted residential, commercial, and industrial use. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description

The site is 0.23-acres and is bordered on the west by Manhattan Avenue, on the south by a new 7-story mixed-use residential and commercial development, on the east by multi-story residential building and on the north by Freeman Avenue. Previously, the site was occupied by various businesses including a hardware store, paints shop and auto parts shop between 1928 and 2007 and a dry cleaner between 1949 and 2007. Site was developed during Interim Remedial Measures (IRM) activities into an eight-story commercial and residential building with approximately 15% of the units designated as 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, C224315) 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

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C224315/>

Document Repository Name

Brooklyn Public Library – Greenpoint Branch
107 Norman Avenue, Brooklyn, NY 11222
(718) 389-4394

Borough Community Board #1

435 Graham Avenue, Brooklyn, NY 11211
(718) 389-0009
Bk01@cd.nyc.gov

Site Location





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