



Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224312/>
and at these location(s):

Brooklyn Public Library: Marcy Branch

617 DeKalb Avenue
Brooklyn, NY 11216
(718) 935-0032

Brooklyn Community Board 3

Restoration Plaza
1360 Fulton Street, 2nd Floor
Brooklyn, NY 11216
(718) 622-6601
bk03@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Madeleine Babick, Project Manager
NYSDEC
47-40 21st Street
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions

Daniel Tucholski, Project Manager
NYSDOH
Empire State Plaza
Corning Tower-Room 1787
Albany, NY 12237
(518) 486-7016
bee@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

February 2023

1100 Myrtle Avenue Site
1100 MYRTLE AVENUE
Brooklyn, NY 11206

SITE No. C224312
NYSDEC REGION 2

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the 1100 Myrtle Avenue site ("Site") located at 1100 Myrtle Avenue, Brooklyn, NY 11206 under New York State's Brownfield Cleanup Program (BCP) have been or will be met. Please see the map for the site location.

The cleanup activities were performed by SPENCERAN, INC. ("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 FER, Notice of COC and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C224312/>
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Completion of the Project: The following activities have been completed to achieve the remedial action objectives:

- Excavation and off-site disposal of soil exceeding the restricted residential use soil cleanup objectives to depths ranging from 3 to 16 feet below grade across the site.
- Excavation and offsite disposal of soil to a depth of approximately 20 to 23 feet below grade in the northern portion of the site to remove a petroleum hotspot.
- Removal and off-site disposal of eight underground storage tanks (USTs).
- Installation of an active sub-slab depressurization system (SSDS) beneath the new building to prevent vapor intrusion.
- Installation of a soil vapor extraction (SVE) system to remediate remaining petroleum-contaminated soil located immediately off-site under the sidewalk adjacent to the on-site petroleum hotspot.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination and operation of the SSDS and SVE system.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

BROWNFIELD CLEANUP PROGRAM

Final Engineering Report Approved: NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be 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:

- Active Sub-Slab Depressurization System (SSDS)
- Soil Vapor Extraction System (SVE) System

Next Steps: With its receipt of a COC, the applicant is eligible to redevelop the site. 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 approximately 1.1 acres and is located in the Bedford Stuyvesant section of Brooklyn. The site is bounded to the north by Myrtle Avenue and an overhead NYC Metropolitan Transit Authority (MTA) structure; to the east by an MTA support building followed by commercial buildings and elevated train tracks; to the south by Vernon Avenue followed by residential buildings; and to the west by a hotel and commercial buildings. Historically, the site was used for commercial and light industrial activities, including auto repair and furniture manufacturing. The site is being redeveloped with a residential apartment building,

grocery store, and parking garage. Thirty percent (30%) of the residential units will be designated as affordable. The site achieved a Track 2 – restricted residential cleanup standard.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224312) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

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://www.dec.ny.gov/chemical/8450.html>

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:

www.dec.ny.gov/chemical/61092.html

Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

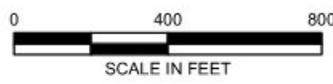
Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location



© 2023 AKRF - W:\Projects\190458 - 1100 MYRTLE AVENUE\Technical\GIS and Graphics\basemap\BCP fact sheet\190458 Fig 1 BCP Site Location 1-400 aerial.mxd 1/24/2023 11:37:59 AM jzakis



 440 Park Avenue South, New York, NY 10016	1100 MYRTLE AVENUE Brooklyn, New York	DATE 1/24/2023
	BCP SITE LOCATION	PROJECT NO. 190458
		FIGURE 1



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English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
Русский Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
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বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
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Contact: Madeleine Babick; (718) 482-4992; madeleine.babick@dec.ny.gov