



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C224278/>

Brooklyn Public Library - Greenpoint Branch

107 Norman Ave. at Leonard St.
Brooklyn, NY 11222
(718) 389-4394

Brooklyn Community Board 1

435 Graham Avenue,
Brooklyn, NY 11211
(718) 389-0009
bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Bryan Wong, Project Manager
NYSDEC Region 2
Division of Environmental Remediation
47-40 21st Street
Long Island City, NY 11101
(718) 482-4905
yukyin.wong@dec.ny.gov

Project-Related Health Questions

Stephen Lawrence
NYSDOH Project Manager
Empire State Plaza
Corning Tower, Room 1787
Albany, New York 12237
(518) 402-0450
beci@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

50 Commercial Street

Development

50 and 56 Commercial Street and
15-17 Clay Street
Brooklyn, New York 11222

SITE No. C224278

NYSDEC REGION 2

December 2023

Remedy 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 the 50 Commercial Street Development site ("site") located at 50 and 56 Commercial Street and 15-17 Clay Street, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with 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 contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC has developed the proposed remedy summarized below.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **December 20, 2023 through February 2, 2024.**

- Access the Draft RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224278/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Excavation and removal of soils above the Restricted Residential Soil Clean-up Objectives (SCOs) to a depth of approximately 2 feet below surface grade (ft bsg) across the entire Site, and additional petroleum hot spot areas exceeding the Protection of Groundwater SCOs to a depth of approximately 10 ft bsg;
- Removal of any Underground Storage Tanks that are encountered during the soil excavation;
- Installation of a Sub-Slab Depressurization System to prevent vapor intrusion into the proposed building.
- Installation of a cut-off wall/sheet pile wall on portions of the southern and eastern sides of the Site to prevent potential off-site contamination from migrating on-site;

BROWNFIELD CLEANUP PROGRAM

- In-situ ('in-place') treatment of groundwater by introducing chemical oxidants to break down contaminants through injection; Collecting and analyzing post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean fill material that meets the established SCOs for use as backfill;
- Placement of a composite cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above SCOs;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management plan (SMP) for long term maintenance of the remedy;
- Recording of an Environmental easement to ensure implementation of the SMP.

The proposed remedy was developed by Rimani Realty LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Consolidated Remedial Investigation Report", which describes the results of the previous investigations was submitted concurrently with the RAWP and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the RAWP as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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 approximate 0.283-acre Site is located at 50 and 16 Commercial Street and 15-17 Clay Street in the Greenpoint section of Brooklyn, NY and is identified as Block 2482 Lots 1, 7, and 8 on the New York City tax map. The site is bounded by Commercial Street to the north, Clay Street to the south, an industrial warehouse and residential buildings to the east, and the intersection of Commercial Street and Clay Street, followed by a playground to the west. Lot 1 is currently being used for truck parking, and was previously used for a variety

of uses including a lumber yard, iron works, and gasoline service station. Lot 7 is developed with a one-story vacant building, and Lot 8 contains a small shed and vacant land. Both lots were historically used as a lumber yard since approximately 1908. The proposed development is a 5-story mixed use commercial/residential building with planned 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, C224278) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are volatile organic compounds (VOCs) specifically trichloroethylene, which is present in soil, groundwater, and soil vapor, primarily in the western portion of the site. The site will be redeveloped through the construction of a 5-story mixed-use commercial and residential building with parking.

Brownfield Cleanup Program: New York's 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



Legend

 50 Commercial Street




0 15 30 60 US Feet



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50 COMMERCIAL STREET DEVELOPMENT
50 COMMERCIAL STREET
BROOKLYN, NEW YORK, DEC SITE NO: C224278
SITE BOUNDARY MAP

PREPARED BY:  A Division of GZA	PREPARED FOR: RIMANI REALTY LLC		
PROJ MGR: RLJ	REVIEWED BY: KF	CHECKED BY: RLJ	FIG/DWG 2 SHEET NO: 1 OF 1
DESIGNED BY: GB	DRAWN BY: GB	SCALE: 1:415	
DATE: 09/28/2023	PROJECT NO: 2018072	REVISION NO:	



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Contact: Bryan Wong, 718-482-4905, yukylin.wong@dec.ny.gov