



**Department of
Environmental
Conservation**

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224203/>
and at these location(s):

**Brooklyn Public Library
Leonard Branch**
81 Devoe Street
Brooklyn, NY 11211
(718) 389-0009

Brooklyn Community Board 1
Ms. Dealice Fuller
435 Graham Avenue
Brooklyn, NY 11211
(718) 389-0009
Email: bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Joseph Jones, Project Manager
NYSDEC
New York State Department
Of Environmental Conservation
625 Broadway
Albany, NY 12233
(518) 402-9621
joseph.jones@dec.ny.gov

Project-Related Health Questions
Steven Berninger
NYSDOH
New York State Department of Health
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-0443
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

**Former Sterling Transformer
Corp.**
510 Driggs Avenue
Brooklyn, NY 11211

January 2022

**SITE No. C224203
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 Former Sterling Transformer Corp. site ("site") located at 510 Driggs Avenue in Brooklyn, Kings County, under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 187 North 8 Street Owner LLC ("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/C224203/>.
- 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 - Excavation and off-site disposal of all soil/fill exceeding NYSDEC unrestricted use soil cleanup objectives (SCOs) as listed in DER part 375-6. Approximately 22,000 tons of historic fill and petroleum contaminated soil was excavated for remediation.
- Vapor Barrier – A vapor barrier was installed under the new development building.
- Soil Vapor Intrusion – A soil vapor intrusion evaluation was completed and based on that evaluation no additional actions are needed to address soil vapor intrusion at the site.

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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.

No institutional controls, engineering controls, or site management plan were necessary for this site as unrestricted use soil cleanup objectives were achieved.

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 located at 510 Driggs Avenue, Brooklyn, NY, and is identified as Block 2312, Lot 23 (part of) on the Kings County Tax Map. The site is about 0.4 acres and is located on the city block bordered by Driggs Avenue to the east, North 9th street to the north, North 8th street to the south and commercial properties to the west. Based on a map dated 1855, the property is believed to have been the site of a manufactured gas plant. By 1887, the plant was demolished. By 1942, the southern portion of the site was developed with a garage. Between 1942 and 1951, the garage was converted to an industrial building and occupied by a chair manufacturer. The chair manufacturer was replaced by a transformer manufacturer around 1965 and later by a food warehouse

around 1991. Both buildings were demolished in 2006 and replaced with a parking lot. Currently the property is under redevelopment with the construction of a multi-story mixed-use building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224203) at:

<https://www.dec.ny.gov/cfm/external/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

