

459 Smith Street

Brownfield Cleanup Program

Site No. C224012B

Brooklyn, Kings County



Department of
Environmental
Conservation

July 2025

Cleanup Proposed for Brownfield Site Contamination; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday 07/29/2025 at 7:00 PM
P.S. 372 Recreation Center, 219 1st Street, Brooklyn NY 11215

NYSDEC invites you to a public meeting to discuss the proposed cleanup plan for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period described in this fact sheet.

DEC will provide interpreter services for hearing impaired persons and language interpreter services for individuals with difficulty understanding or reading English at no charge upon written request submitted no later than 2 weeks prior to meeting date.

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 459 Smith Street (Former K - Citizens MGP - Carroll Garden Parcel III) site ("site") located at 459 Smith Street, Brooklyn, Kings County. Please see the map for the site location. Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for off-site migration of contaminants in the groundwater, surface waters and soil vapor. 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 **July 2 through August 19, 2025**.

- Access the RI/AAR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224012B/>
- 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.

Pre-Design Investigation Work Plan:

The investigation work plan, called a "Pre-Design Investigation Work Plan" (PDIWP), was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation is scheduled to begin the month of July 2025 and estimated to be completed by September 2025. The investigation will be performed by HR DC Smith Street Owner LP, The Brooklyn Union Gas Company Co. d/b/a National Grid NY, and Smith Street Owner LLC ("applicant(s)") with oversight by the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) to further delineate the extent of contamination on the 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 ground water wells to monitor impacts from areas of concern.

Draft Remedial Action Work Plan:

The proposed Track 4 Restricted Residential Use remedy plan consists of:

- Remedial excavation of contaminated soils exceeding soil cleanup objectives;
- Removal and decommissioning underground storage tanks;
- Treating contaminated groundwater through in-situ (i.e. in place) solidification or stabilization of source material, which is primarily in the form of coal tar;
- Collecting and analyzing post remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential/commercial/industrial use soil cleanup objectives;
- Installation of sub-slab depressurization systems below new infrastructure;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems;
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Smith Street Owner LLC, HR DC Smith Street Owner LP, and The Brooklyn Union Gas Company Co. d/b/a National Grid NY (“applicants”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. 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 site occupies about 3.81 acres and is identified as Block 471, Lot 200 on the Kings County tax map. The Gowanus Canal, a USEPA Superfund site, adjoins the site to the east and is hydraulically connected to 459 Smith Street pending construction of an impermeable bulkhead along the shoreline. The site is located on the southern portion of Block 471 and is bound by Lot 1 followed by 5th Street to the north, the Gowanus Canal to the east, Huntington Street to the south, and Smith Street to the west. The site was occupied by a fertilizer plant from as early as 1886 until approximately 1915. The Former Citizens Manufactured Gas Plant (MGP) Site was constructed on the adjoining properties to the north around the 1860s and expanded to include this site between 1904 and 1915. The MGP operation on the site continued to expand between 1915 and 1948. The MGP site was demolished in the early 1960s.

The K - Citizens MGP - Carroll Gardens site (site code 224012) is comprised of four parcels; Parcels I and II contain BCP site Carroll Gardens/Public Place Former MGP Site (site code C224012), and Parcel III contains BCP site 459 Smith Street (site code C224012B), which is the subject of this fact sheet. Parcel IV is not in the BCP and will be handled separately under the State Superfund Program (SSF).

The proposed redevelopment at the 459 Smith Street site contemplates two multi-story, mixed-use commercial and residential buildings, one multi-story commercial building, and approximately 90,000 square feet of open-air space, including a new pedestrian walkway and a new roadway for the NYCDOT-mapped Nelson Street.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224012B) at:

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

Summary of the Investigation

The primary contaminants of concern at the site are volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soil, groundwater and soil vapor. Coal tar has been identified on site at depth and constituents in groundwater. The Site will be redeveloped through the construction of two multi-story, mixed-use commercial and residential buildings, one multi-story commercial building, and approximately 90,000 square feet of open-air space, including a new pedestrian walkway and a new roadway for the NYCDOT-mapped Nelson Street.

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

Aaron Fischer, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
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Project-Related Health Questions

Steven Berninger
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@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/C224012B/>

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11201
Phone: (718) 643 3027
info@bkcb6.org

Site Location





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