

John Tynan Senior Residence

Brownfield Cleanup Program

Site No. C224401

Brooklyn, Kings County



Department of
Environmental
Conservation

October 2025

Cleanup 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 John Tynan Senior Residence site ("site") located at 41 First Street, Brooklyn, Kings County, NY. 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 does not pose a significant threat to public health or the environment.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **October 1, 2025, through November 15, 2025**.

- Access the RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224401/>.
- 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.

Draft Remedial Action Work Plan

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

- Excavation and off-site disposal of contaminated soil;
- Collecting and analyzing post excavation soil samples to evaluate the effectiveness of the cleanup;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address remaining contamination remaining above restricted residential use soil cleanup objectives;
- An active Sub-Slab Depressurization System will be installed in the proposed building;
- Importing clean material that meets the established soil cleanup objectives for use as backfill;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by Catholic Charities Progress of Peoples Development Corporation ("applicant") 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 is a 0.889-acre site and is designated as Block 451, portion of Lot 25 located at 41 First Street in the Gowanus neighborhood of Brooklyn, NY. The Site is bound by Carroll Street to the north; Bond Street to the east; First Street to the south; and residential buildings to the west. The site is currently developed with a multi-story residential building (with a partial cellar), landscaped areas, and two asphalt-paved parking lots. The existing building was constructed in 1985. Prior to 1985, site was occupied by mixed-use residential and retail buildings along Carroll Street, residential buildings along Bond Street, and a factory constructed prior to 1886.

The proposed redevelopment includes construction of a new affordable senior housing building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224401) at:

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

Summary of the Investigation

The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals in site-wide soils; metals in groundwater, and chlorinated volatile organic compounds (cVOCs) in soil vapor.

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://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

Brittany Taranto, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway, 12th Floor, Albany, NY 12233
p: (518) 402-9791
brittany.taranto@dec.ny.gov

Project-Related Health Questions

Christopher Budd
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza – Corning Tower, 17th Floor
Albany, NY 12237
p: (518) 402-1769
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/C224401/>

Pacific Branch

Brooklyn Public Library

25 Fourth Avenue
Brooklyn, NY 11231
(718) 638-1531

Brooklyn Community Board #6

250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027

info@bkcb6.org

Please email us at info@bkcb6.org to schedule an in-office visit.

Site Location





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