

Seaside Park

Brooklyn, New York

The Seaside Park development (Site) is a 2.9-acre parcel located in the Coney Island West section of Brooklyn, New York zoned with an “e” designation for hazardous materials (E-229). The Site formerly contained a mix of vacant lots and demapped streets containing a former community garden, a bus parking lot, and a vacant two-story landmark building. FLS was contracted as the lead environmental consultant overseeing remediation and redevelopment conducted in coordination with the NYC Office of Environmental Remediation (OER) to satisfy requirements of the Hazardous Materials “e” Designation and to obtain a Notice of Satisfaction.

FLS conducted a Phase I Environmental Site Assessment which did not identify any Recognized Environmental Conditions on the Site. Based on these findings, FLS negotiated approval for a less expensive Remedial Investigation (RI) than typically required by NYC OER to characterize any soil or groundwater contamination at the Site. Results identified semi-volatile organic compounds, pesticides and metals exceeding the New York Unrestricted Use Soil Cleanup Objectives in soils and dissolved metals exceeding the NYSDEC Technical and Operational Guidance Series 1.1.1 in groundwater, likely indicating the presence of urban fill and historic gardening on Site.



Delivery of clean soil from the New York City Clean Soil Bank Program.



Construction of the Site amphitheater.

FLS prepared a Remedial Action Work Plan detailing the proposed remedy and redevelopment plan, construction of an amphitheater, public park area and renovation of the historic landmark building. During remediation, FLS provided remedial oversight including removal of a petroleum storage tank and excavation and disposal of impacted soils to designated offsite facilities and implemented a Community Air Monitoring Plan. FLS facilitated coordinated import of an estimated 16,485 tons of NYC OER certified clean soil under the New York City Clean Soil Bank program free of charge, providing significant cost savings for the developer. Remediation and development of the Site was completed in 2016 and the public space is currently open.