

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

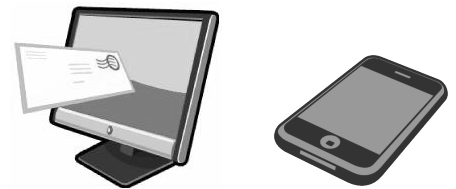
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.

# Avant Gardner

## Brownfield Cleanup Program

Site No. C224258

140 Stewart Avenue & 111 Gardner Avenue

Brooklyn, Kings County



Department of  
Environmental  
Conservation

January 2026

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Avant Gardner site ("site") located at 140 Stewart Avenue & 111 Gardner Avenue, Brooklyn, NY, 11237. Please see the map for the site location. The cleanup activities will be performed by Stewart Purchaser, LLC & Gardner Purchase, LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the cleanup set forth in the Remedial Work Plan (RWP) is protective of public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224258/>
- Documents also are available at the location(s) identified under "Where to Find Information."

Cleanup activities are expected to begin in January 2026 and last approximately 18 months.

### Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the cleanup are:

- Excavation and off-site disposal of soil exceeding the protection of groundwater soil cleanup objectives (SCOs) for chlorinated volatile organic compounds (CVOC) in the unsaturated zone;
- Treatment of groundwater via in-situ ("in place") chemical injections to break down CVOC contamination in saturated soil and groundwater.
- Collection of post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importation of clean materials that meet the established SCOs for use as backfill;
- Maintenance of a site cover system consisting of the existing concrete building slabs and asphalt pavement on exterior open areas of the site to address remaining soil contamination;
- Continued operation, maintenance and monitoring of vapor mitigation systems which were previously installed on the two on-site buildings under an approved Interim Remedial Measures Work Plan;
- 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 and compliance with the SMP.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during cleanup activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

### Next Steps

After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a Certificate of Completion. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

## Site Description

The site is 1.85-acres and is bordered by Meserole Street to the north, Gardner Avenue to the east, the Long Island Railroad to the south, and Stewart Avenue to the west. The site previously housed steel fabrication operations and a rubbish removal service. From 2000 to 2013, Filco Carting utilized a portion of the 111 Gardner Avenue building and adjacent paved area as a truck maintenance garage for routine maintenance and repair of trucks. Historical activities included a chemical company/liquid bleach manufacturer that operated from at least 1933 to 1992. The site is currently operated as an entertainment/music venue. No change in the current use of the site is planned.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224258) at:

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

## 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

Mandy Yau, Project Manager  
NYSDEC, Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
p: (718) 482-7778  
[mandy.yau@dec.ny.gov](mailto:mandy.yau@dec.ny.gov)

### Project-Related Health Questions

Anthony Perretta  
NYSDOH, Bureau of Environmental Exposure and Investigation  
Empire State Plaza, Corning Tower  
Room 1787  
Albany, NY 12237  
p: (518) 402-1365  
[bee@health.ny.gov](mailto:bee@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/C224258/>

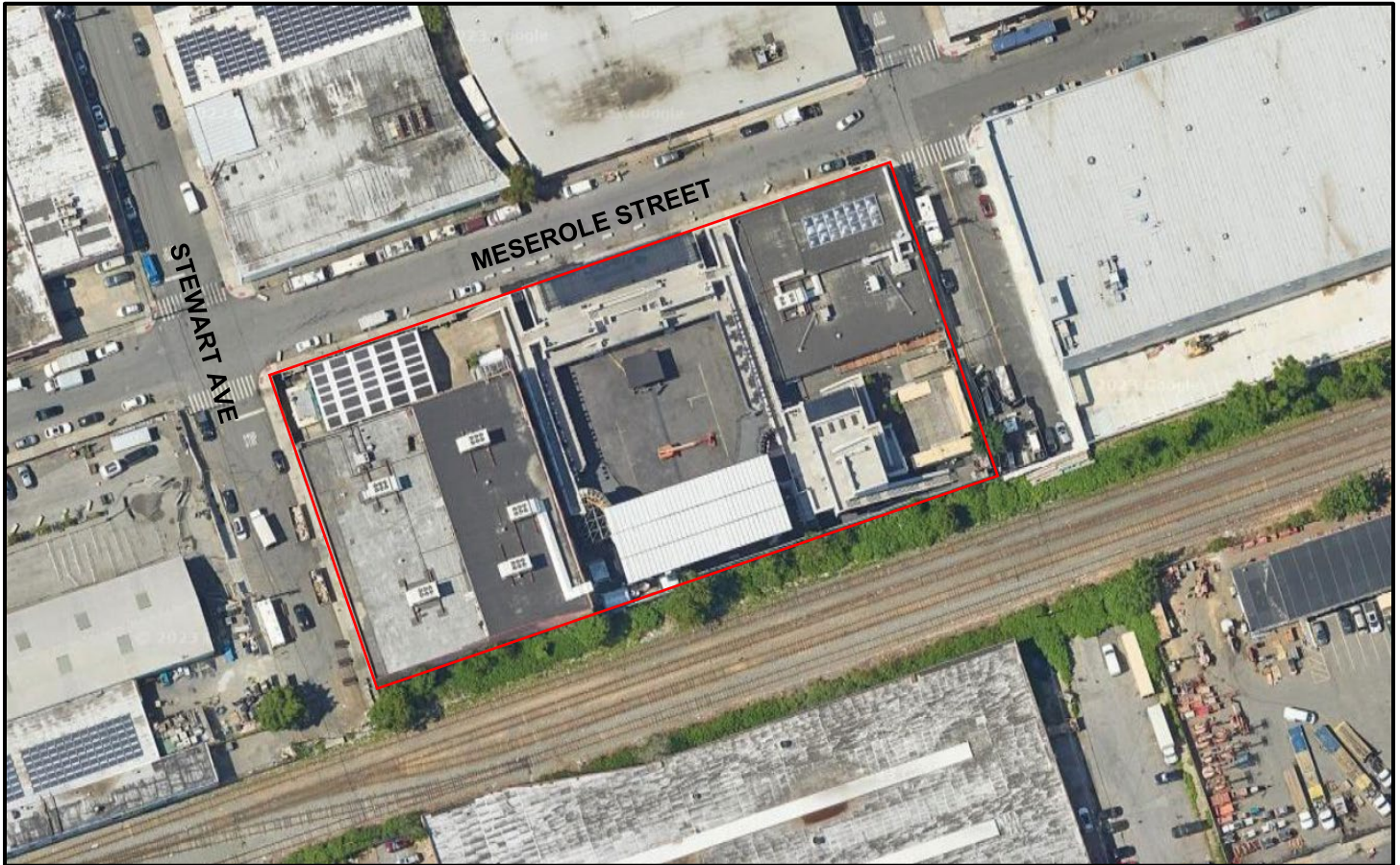
### Bushwick Library

340 Bushwick Avenue  
Brooklyn, NY 11206  
(718) 602-1348

### Community Board #1

435 Graham Avenue  
Brooklyn, NY 11211  
(718) 389-0009

## Site Location







## Translation Available. Don't see your language? Ask!

<b>English</b>	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
<b>Español</b> Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
<b>简体字</b> Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
<b>Русский</b> Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
<b>אידיש</b> Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
<b>বাঙালি</b> Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे উল্লেখ করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
<b>한국어</b> Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
<b>Kreyòl Ayisyen</b> Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
<b>Italiano</b> Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
<b>العربية</b> Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
<b>Polski</b> Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
<b>Français</b> French	Veuillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
<b>اردو</b> Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔