



Department of  
Environmental  
Conservation

## Where to Find Information

Access project documents through the DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224321/>  
and at these location(s):

### Document Repository Name

#### Brooklyn Public Library-Bushwick Branch \*

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

#### Brooklyn Community Board 1 \*

435 Graham Avenue  
Brooklyn, NY 11211  
(718) 389-0009  
Email: [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

*(\*Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)*

## Who to Contact

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

### Project-Related Questions

Sadique Ahmed, Project Manager  
NYSDEC  
625 Broadway  
Albany, NY 12233-7016  
(518) 402-9767  
[sadique.ahmed@dec.ny.gov](mailto:sadique.ahmed@dec.ny.gov)

### Project-Related Health Questions

Gregory Rys  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
5665 NYS Route 5  
Herkimer, NY 12237  
(315) 619-3194  
[beci@health.ny.gov](mailto:beci@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

# FACT SHEET

## Brownfield Cleanup Program

Former Just4Wheels Site  
89-91 Gerry Street  
Brooklyn, NY 11206

SITE No. C224321  
NYSDEC REGION 2

February 2022

## Remedy 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 the Former Just4Wheels Site ("site") located 89-91 Gerry Street, Brooklyn, 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 **February 23 through April 8, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224321/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Unrestricted Use remedy consists of:

- Excavation and off-site disposal of soils across the site exceeding Unrestricted Use soil cleanup objectives;
- Treating contaminated groundwater through injection of chemical reducers into the groundwater;
- Collecting and analyzing confirmation or documentation soil samples to determine whether cleanup requirements have been met;
- Collecting and analyzing groundwater samples to evaluate effectiveness of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Evaluation of soil vapor intrusion following soil removal;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and

# BROWNFIELD CLEANUP PROGRAM

- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary

The proposed remedy was developed by Gerry Gardens LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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 0.11 acres and is located in an urban area of the Broadway Triangle neighborhood of Brooklyn on the north side of Gerry Street between Throop Avenue and Harrison Avenue. By the early 1900s, several of the dwellings were demolished and were replaced with a store, stable, and carriage house. The 89 Gerry Street parcel began operating as a laundry facility in the mid-1930s and operations expanded to 91 Gerry Street in the late of 1940s. Both laundry facilities continued operations until the late 1970s when all buildings were razed, and the site became vacant. Since the mid-2000s, the site has been used for parking.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224321) at:

<https://www.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** Polycyclic aromatic hydrocarbons (PAHs) and metals were found in subsurface soils at concentrations above use-specific soil cleanup objectives. The PAHs and metals are mostly present at shallow depths with the exception of one location in the northwestern portion of the site where PAHs are present at depths up to 11 feet below grade. PAHs and metals in soil are likely the result of past site uses and historic fill, which is present throughout the site. The chlorinated volatile organic compound (CVOC) degradation product cis-1,2-dichloroethene and PAHs was detected in site groundwater. CVOCs and petroleum related constituents were detected in soil vapor samples collected at the site.

**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](http://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

