



**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 locations:

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

Who to Contact:

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

Project-Related Questions

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sadique.ahmed@dec.ny.gov

Project-Related Health Questions

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

For more information about New York's
Brownfield Cleanup Program, visit:
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

August 2022

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Former Just4Wheels Site ("site") located at 89-91 Gerry Street, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Gerry Gardens LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C224321/>.
- The documents also are available at the locations identified at left under "Where to Find Information."

Remedial activities are expected to begin in August 2022 and last about 4 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 remedy are:

- Excavation and off-site disposal of approximately 1,600 cubic yards of contaminated soil from the site. Depth of excavation is approximately 9 feet throughout the site and approximately 12 feet in one location in the northwest corner of the site;
- Removal of any suspected Underground Storage Tanks (USTs) in accordance with local, state and federal regulations;
- Injection of chemical reducers to treat groundwater contaminants;
- Collection and analysis of post excavation samples to evaluate effectiveness of the remedy;
- Importing clean soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill; and
- Evaluation of soil vapor intrusion following soil removal and groundwater treatment.

BROWNFIELD CLEANUP PROGRAM

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation 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 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant 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 FER. 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 COC.

Site Description: The site is a rectangular parcel 0.11 acres in size 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. There are no permanent structures on the site. From the late 1880s through the early 1900s the site was developed with multiple dwellings. 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.

The anticipated development project will consist of a 6-story residential building with a one-level cellar

encompassing the entire site footprint and extending approximately 11 feet below current grade.

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/externalapps/derexternal/index.cfm?pageid=3>

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 include recreation, housing, business, or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the SCOs 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

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: <http://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM

Site Location





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

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简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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