

Former Just4Wheels Site

Brownfield Cleanup Program

Site No. C224321

Brooklyn, Kings County



Department of
Environmental
Conservation

June 2025

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Just4Wheels Site ("site") located at 91 Gerry Street, Brooklyn, Kings County, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by Gerry Gardens LLC. ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224321/>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been completed to achieve the cleanup action objectives:

- Excavation - Excavation and off-site disposal of about 1,740 cubic yards of contaminated historic fill material exceeding the Unrestricted Use soil cleanup objectives (UUSCOs). Approximately 150 tons of clean fill was brought into the site to establish design grades at the site.
- During excavation, three Underground Storage Tanks (USTs) were encountered in the eastern portion of the Site. All USTs were properly disposed of off-site.
- In-Situ (in-place) Chemical Reduction (ISCR) - ISCR is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical reducing agent was applied to the open excavation following the soil removal described above.
- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional Controls (ICs); (2) monitoring; and (3) reporting.
- Recording of an Environmental Easement to control land use and prevent future exposure to any contamination remaining at the site.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been put in place on the site:

- Monitoring Wells

Next Steps

With its receipt of a COC, the applicant is eligible to redevelop the site. In addition, the applicant is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description

The site is in an urban area of the Broadway Triangle neighborhood of Brooklyn on the north side of Gerry Street between Throop Avenue and Harrison Avenue. The site is 0.114 acres and is identified as Block 2266, Lot 40 on the New York City Tax Map. Historic use of the site included a laundry facility that operated from the mid-1930s until the late 1970s when all buildings were razed, and the site became vacant. Since the mid-2000s, the site had been used for parking.

The Site has been redeveloped with a six-story residential building.

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://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

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C224321/>

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

Site Location





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