



**Department of
Environmental
Conservation**

FACT SHEET

Brownfield Cleanup Program

**Former Just4Wheels Site 2
93 Gerry Street
Brooklyn, NY 11206**

November 2023

**SITE No. C224326
NYSDEC REGION 2**

Where to Find Information:

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

<https://www.dec.ny.gov/data/DecDocs/C224326/>

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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Albany, NY 12237
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For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Just4Wheels Site 2 site ("site") located at 93 Gerry Street, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by GGH Holdings LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224326/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of about 2,500 tons of contaminated historic fill material exceeding the Unrestricted Use soil cleanup objectives (UUSCOs), the site-specific cleanup criteria.
- After completion of the remedial action at the Site, endpoint sampling documented that standard were met.
- About 170 tons of clean fill were imported to establish the design grades at the site.
- Evaluation of soil vapor intrusion following soil removal.

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Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

Site Description: The Site is 0.057 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. It is identified as Block 2266, Lot 39 on the New York City (NYC) tax map. The site was developed with two dwellings in the late 1800s. By the early 1900s, the dwelling along Gerry Street was converted to a store. The site was operated by a deck manufacturer and laboratory in the 1930s. In the late 1940s a laundry facility began operations on the neighboring parcel to the west. The site became vacant in the mid-1960s. Since the mid-2000s, the site has been used for parking.

The proposed redevelopment plan includes construction of a new six-story residential building with a full cellar.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224326) at:

<https://www.dec.ny.gov/cfmx/extapps/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 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

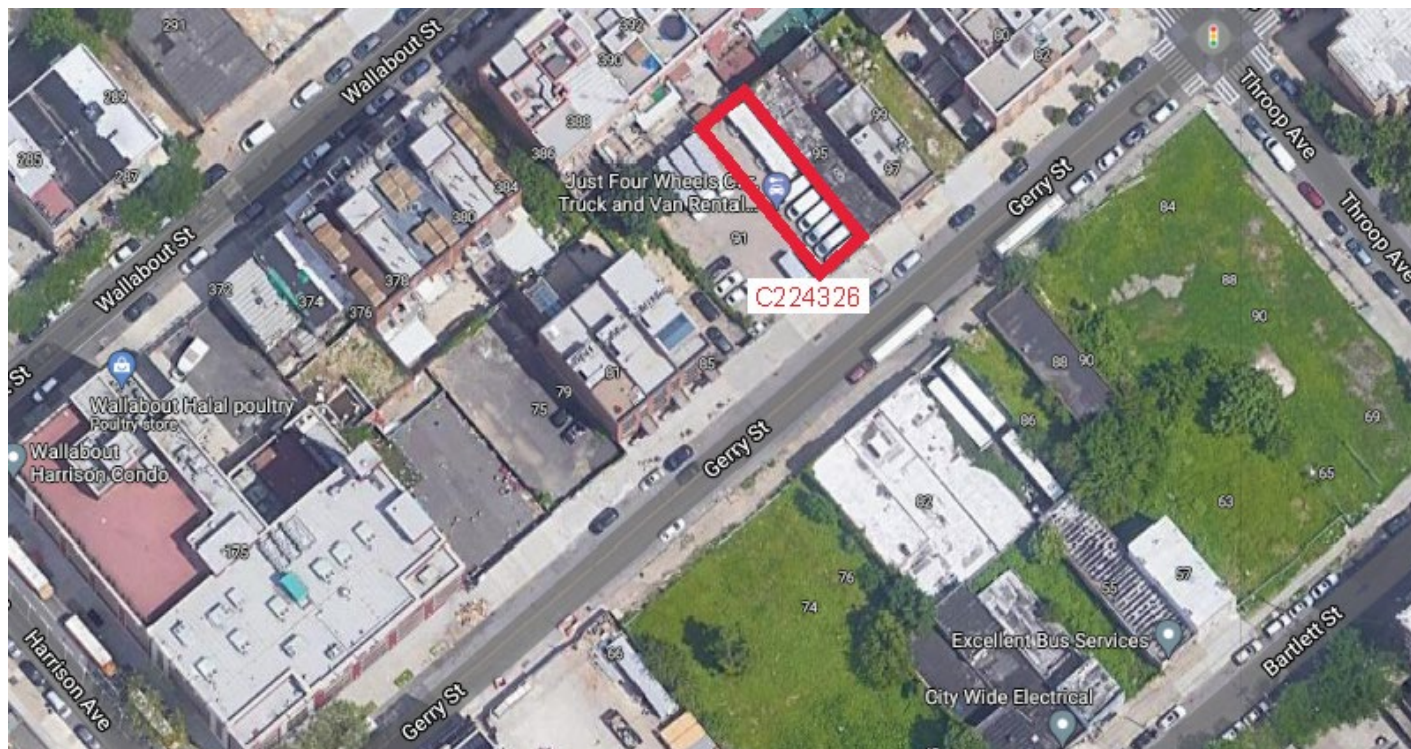
Note: Please disregard if you already have signed up and received this fact sheet electronically.

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>

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Site Location





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

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

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