

(Fact Sheet Begins Next)

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

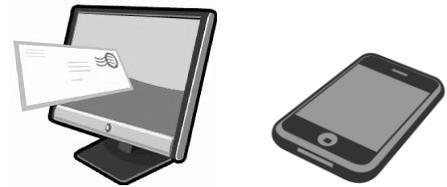
DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

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:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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.



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Former Garone Bros Auto Service Center

352-362 Shepherd Avenue  
Brooklyn, NY 11208

SITE No. C224338

NYSDEC REGION 2

December 2022

## Report Recommends Cleanup of Contamination, Remedy Proposed for Brownfield Site, Public Comment Period Announced

### Where to Find Information

Access project documents through the  
DECinfo Locator  
<https://www.dec.ny.gov/data/DecDocs/C224338/>  
and at these location(s):

**Brooklyn Public Library – Cypress Hills**  
1197 Sutter Avenue at Crystal Street  
Brooklyn, NY 11208  
(718) 277-6004  
[b.perveen@brooklynpubliclibrary.org](mailto:b.perveen@brooklynpubliclibrary.org)

**Brooklyn Community Board #5**  
127 Pennsylvania Avenue, 2<sup>nd</sup> Floor  
Brooklyn, NY 11207  
(718) 819-5487  
[mperkins@cb.nyc.gov](mailto:mperkins@cb.nyc.gov)

### Who to Contact

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

**Project-Related Questions**  
Michael Sollecito, Project Manager  
NYSDEC  
625 Broadway, 12<sup>th</sup> Floor  
Albany, NY 12233  
(518) 402-2198  
[michael.sollecito@dec.ny.gov](mailto:michael.sollecito@dec.ny.gov)

**Project-Related Health Questions**  
Eamonn O’Neil  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza, Corning Tower  
Albany, NY 12237  
(518) 402-7877  
[beei@health.ny.gov](mailto:beei@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)

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing the Remedial Investigation Report (RIR) and the proposed remedy for the Former Garone Bros Auto Service Center site (“site”) located at 352-362 Shepherd Avenue, Brooklyn, Kings County. The public is invited to comment on the remedy proposed by 362 Shepherd Development LLC (“applicant”). Please see the map for the site location.

Based on the findings of the investigation summarized below, 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 based on remedial investigation data. However, to address contamination found at the site, the remedy summarized below is being proposed.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **December 28, 2022 through February 13, 2023.**

- Access the RIR, RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224338/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments on the RAWP to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

**Highlights of the Remedial Investigation Report:** The primary contaminants of concern for the site include metals and semi-volatile organic compounds (SVOCs) in soil; metals, SVOCs, and per- and polyfluoroalkyl substances (PFAS) in groundwater; and chlorinated volatile organic compounds (VOCs) in soil vapor. No on-site source for PFAS has been identified but other contamination is likely attributed to the site’s past auto-related operations.

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

- Excavation and off-site disposal of contaminated soil to approximately 4 feet below grade site-wide and to a depth of up to 12 feet below grade in “hot spot” areas;

# BROWNFIELD CLEANUP PROGRAM

- Collection and analysis of confirmation soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established soil cleanup objectives (SCOs) for use as backfill;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities; and
- If an Unrestricted Use cleanup is not achieved, development of a Site Management Plan (SMP) and recording of an Environmental Easement would be required to manage remaining contamination and ensure proper use of the site.

The proposed remedy was developed by the 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 prior to the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). As noted above, the applicant has developed a cleanup plan, called a "Remedial Work Plan." Which is the subject of this comment period. This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work.

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 0.23-acre site is located at 352-362 Shepherd Avenue in the Cypress Hills neighborhood of Brooklyn and identified as Block 3988, Lot 28. The site is bounded to the north and south by residential homes, to the east by Shepherd Avenue followed by a residential home and a miscellaneous garage/parking area, and to the west by residential apartments. The site is occupied by a vacant one-

story warehouse/garage building with a partial cellar in the southwest corner. The building footprint encompasses the entire site.

In the late 1880s, the site was improved with several dwellings and in the early 1900s the site was used as a "Toy Animal Factory". By the late 1920s the previous site buildings were demolished and the site operated as a garage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224338) at:

<https://www.dec.ny.gov/cfm/xtapps/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](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





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

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	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。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Michael Sollecito, EIT; (518) 402-2198; michael.sollecito@dec.ny.gov**

