



**Department of  
Environmental  
Conservation**

## Where to Find Information

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

**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, 2nd 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, 12th Floor  
Albany, NY 12233  
(518) 402-2198  
[michael.sollecito@dec.ny.gov](mailto:michael.sollecito@dec.ny.gov)

**Project-Related Health Questions**  
Julia Kenney  
NYSDOH  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza, Corning Tower  
Albany, NY 12237  
(518) 402-7873  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

**For more information about New York's  
Brownfield Cleanup Program, visit:**  
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

# FACT SHEET

**Former Garone Bros Auto Service Center  
Brownfield Cleanup Program**  
352-362 Shepherd Avenue  
Brooklyn, NY 11208

**November 2024**

**SITE No. C224338  
NYSDEC REGION 2**

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Garone Bros Auto Service Center Site ("site") located at 352-362 Shepherd Avenue, Brooklyn, New York County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 362 Shepherd Development LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a proposed 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://extapps.dec.ny.gov/data/DecDocs/C224338/>.
- 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 and off-site disposal of approximately 935 cubic yards of contaminated material to allow for unrestricted use across the site. Soil was removed to a minimum depth of 4 feet below ground surface and up to 7 feet and 12 feet below ground surface in hotspot areas;
- Clean fill was brought in to replace the excavated soil and to establish the foundation sub-base;
- Closure and off-site disposal of two underground storage tanks;
- Collection and analysis of confirmation soil samples to confirm the effectiveness of the remedy; and
- Completion of a soil vapor intrusion (SVI) evaluation.

**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 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 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 was previously occupied by a vacant one-story warehouse/garage building with a partial cellar in the southwest corner. The building footprint encompassed the entire site.

# BROWNFIELD CLEANUP PROGRAM

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.

The property will be redeveloped into an 8-story residential building with 53 units, including an affordable housing component.

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://extapps.dec.ny.gov/cfm/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 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>

***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:

<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>

# 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](mailto:michael.sollecito@dec.ny.gov)