

(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:**

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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

## Where to Find Information

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

<https://extapps.dec.ny.gov/data/DecDocs/C224396/>

### Brooklyn Public Library – Williamsburg Branch

240 Division Street at Marcy Avenue  
Brooklyn, NY 11211  
(718) 302-3485

### Brooklyn Community Board 1

435 Graham Avenue  
Brooklyn, NY 11211  
(718) 389-0009  
[bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov)

## Who to Contact

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

### Project-Related Questions

Madeleine Babick, Project Manager  
NYSDEC  
Division of Environmental Remediation  
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[madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)

### Project-Related Health Questions

Stephanie Selmer  
NYSDOH  
Bureau of Env. Exposure Investigation  
Empire State Plaza  
Corning Tower Room 1787  
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[beei@health.ny.gov](mailto:beei@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

## Brownfield Cleanup Program

60-66 Gerry Street  
60 – 66 Gerry Street  
Brooklyn, NY 11206

**SITE No. C224396**

**NYSDEC REGION 2**

**March 2025**

## Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 60-66 Gerry Street site ("site") located at 60 – 66 Gerry Street, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 66 Gerry LLC (the "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://extapps.dec.ny.gov/data/DecDocs/C224396/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in March 2025 and last about 18 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:

- Conducting a pre-design investigation to characterize the current groundwater conditions and finalize the groundwater treatment design;
- Treatment of contaminated groundwater and saturated soil with chemically-enhanced bioremediation injections from approximately 9 feet to 32 feet below grade;
- Excavation and off-site disposal of the upper 2-feet of soil across the site;
- Excavation and off-site disposal of other areas that contain exceedances of standards (to approximately 13 feet to 18 feet below grade);
- Collection and analysis of post-excavation soil samples to evaluate the effectiveness of the remedy;
- Extraction and treatment of groundwater to facilitate both the development and remedial excavation;
- Importation of clean soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill;
- Installation of a site-wide cover system which will consist of the new building's concrete foundation;
- Installation of new monitoring wells to evaluate the effectiveness of the injections;
- Collecting of indoor air samples to evaluate the potential for vapors to migrate into the new building;
- Implementation of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting; and

# BROWNFIELD CLEANUP PROGRAM

- Recording of an Environmental Easement (EE) including Institutional Controls, to prevent future exposure to any residual contamination remaining at the site.
- 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 approximately 10,000 square feet (0.23 acres) and is identified as Block 2269, Lots 3 and 5 on the NYC Tax map. The site is part of the "Site D" portion of the former Pfizer Voluntary Cleanup Program (VCP) site (No. V00350) and is bordered on the north by Gerry Street followed by a high school; to the east by an undeveloped BCP site (No. C224366) followed by Throop Avenue; to the south by a portion of BCP Site No. C224366, another undeveloped BCP site (No. C224333), and a 3-story mixed-use commercial/residential building; and to the west by a 7-story mixed-use commercial/residential building that stands on former VCP Site No. V00350 followed by Harrison Avenue.

The site is currently undeveloped and consists of an asphalt-paved parking lot. Historically, the site was occupied by a dry-cleaner in the 1930s and a tetrachloroethylene (PCE) reclamation facility in the 1950s. Pfizer Inc. occupied a former one-story building on the site since 1965, and owned and occupied the

surrounding buildings since 1947. Pfizer used the site for storage purposes and general maintenance work supporting the Pfizer Brooklyn facility. Arlington Press Inc., a company that specialized in labels and package inserts for the pharmaceutical industry, leased this facility from Pfizer from January 1987 to the end of 2007. The on-site buildings were vacant from 2008 to approximately 2014, and were demolished by 2017.

The proposed redevelopment of the site includes the construction of two new seven-story residential buildings. The proposed buildings will contain one joint parking garage on the ground floor with a cellar below.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224396) 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 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://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





Department of  
Environmental  
Conservation

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

## 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</b> Spanish	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</b> 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。
<b>Русский</b> Russian	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש</b> Yiddish	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</b> Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어</b> Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
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<b>Italiano</b> Italian	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية</b> Arabic	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Język Polski</b> 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.
<b>Français</b> French	Veuillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
<b>اردو</b> Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔

Contact: Madeleine Babick, (718) 482-4992, [madeleine.babick@dec.ny.gov](mailto:madeleine.babick@dec.ny.gov)