

Former BP Gasoline Service Station Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C224424

Brooklyn, Kings County

June 2026

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Former BP Gasoline Service Station Site ("site") located at 860 Flushing Avenue, Brooklyn, Kings County. Please see the map for the site location. The cleanup activities will be performed by Flushing Holdings NY LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (DEC). DEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224424/>.
- Documents also are available at the locations identified under "Where to Find Information."

Cleanup activities are expected to begin in June 2026 and last about 4 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 cleanup are:

- Removal of Underground Storage Tanks (USTs) in accordance with local, state and federal regulations;
- Excavation and off-site disposal of contaminated soil to approximately 10 feet below ground surface (ft bgs) across the site, with deeper localized excavations up to 15 ft bgs;
- Collection and analysis of endpoint soil samples to evaluate the effectiveness of the cleanup;
- Installation of Sub-Slab Depressurization System in the proposed building;
- Installation of a Soil Vapor Extraction system as part of the remedy;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording an Environmental Easement to ensure proper use of the site.

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during cleanup 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 DEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When DEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. DEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of

Completion. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

DEC will issue a fact sheet that describes the content of the Final Engineering Report. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, vapor mitigation system) necessary at the site in relation to the issuance of the Certificate of Completion.

Site Description

The site is identified as Block 3138, Lot 32 on the New York City Tax Map, and is approximately 0.24-acres in size. The site is bounded to the north by Flushing Avenue and a multi-story residential building that is part of the Bushwick Houses apartment complex; to the east by a one-story restaurant and two four-story residential buildings with ground-floor commercial use; to the south by a six-story residential building with ground-floor commercial use; and to the west by a two-story deli.

The site was first developed as early as 1887 with multiple dwellings and storefronts. By 1934, the subject property was occupied by commercial businesses, including a chair manufacturer with paint spraying, an upholsterer, a dentist, a scrap iron business, a plumbing supply business, and a shoe store. From 1946 to 2025, the site has operated as a gasoline filling station, including auto service until at least 1979. Historical operations have included a laundry, lubritorium, repair shop, auto inspection, auto washing and sales, and parking and storage of more than five cars. Since 1979, the site has remained relatively unchanged except for the addition of a pump island canopy around 2001.

The planned project will consist of the construction of an eight-story mixed-use commercial and residential building with planned affordable housing. The Site is located within a Disadvantaged Community (DAC).

Additional site details, including environmental and health assessment summaries, are available on DEC's Environmental Site Remediation Database (by entering the site ID, C224424) 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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DEC, Division of Environmental Remediation
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Project-Related Health Questions

Kari Pollard, Project Manager
NYSDOH, Bureau of Environmental Exposure and Investigation

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bee@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C224424/>

Brooklyn Public Library – Bushwick Branch

340 Bushwick Avenue, Brooklyn, New York 11206
(718) 602-1348

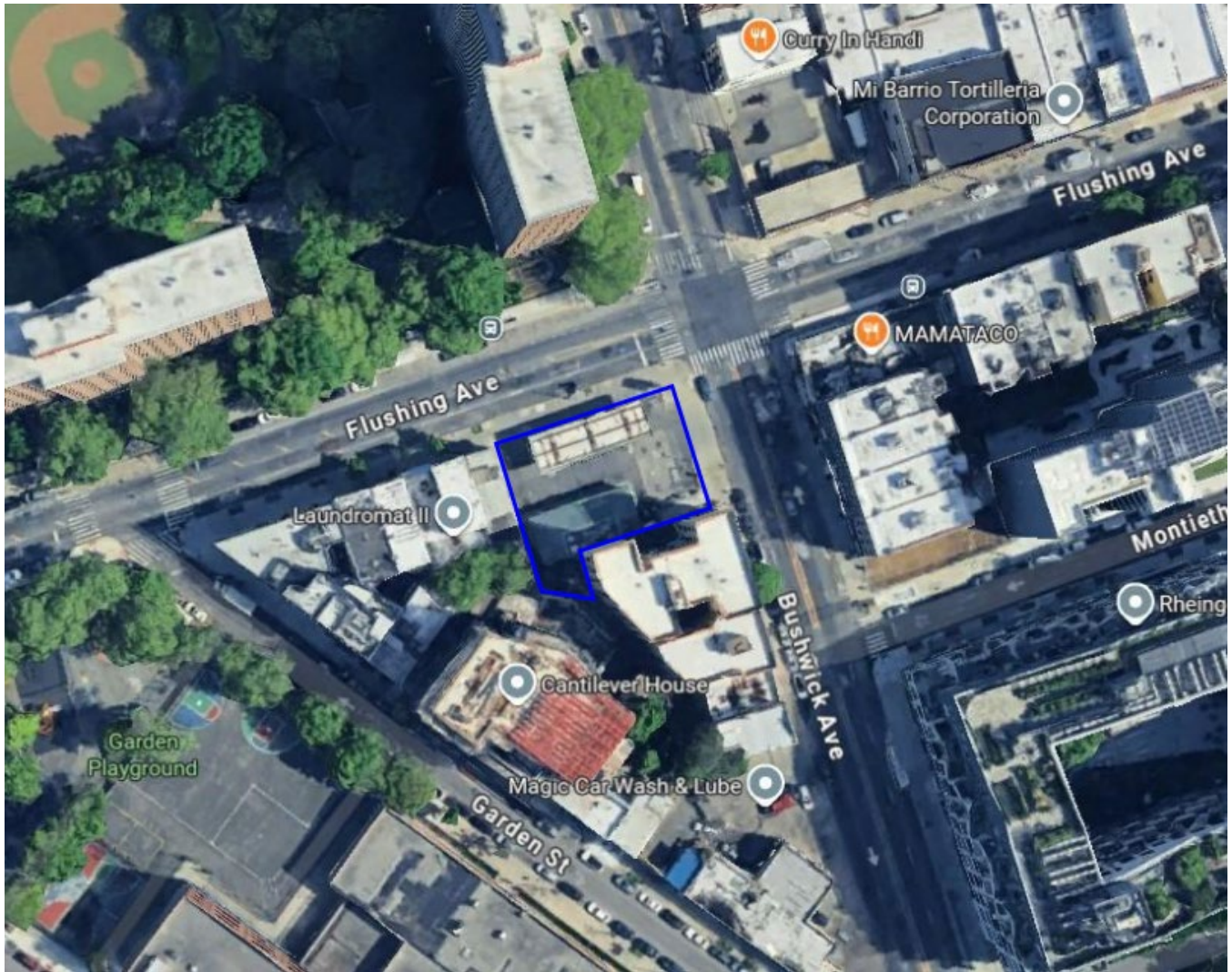
Brooklyn Community Board 1

435 Graham Avenue, Brooklyn, New York 11211
(718) 389-0009

Brooklyn Community Board 4

1420 Bushwick Avenue, Suite 270, Brooklyn, New York 11207
(718) 628-8400

Site Location





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