(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.

Former BP Gasoline Service Station Site

Department of Environmental Conservation

Brownfield Cleanup Program
Site No. C224424
Brooklyn, Kings County

October 2026

Notice of Availability: Explanation of Significant Differences

The New York State Department of Environmental Conservation (DEC) announces that it has issued the Explanation of Significant Differences (ESD) for 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 ESD presents changes to the cleanup plan selected in the 2026 Decision Document (DD) to address contamination related to the site and why the changes were made.

How to Access

The Explanation of Significant Difference and other project documents can be accessed 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."

Explanation of Significant Difference

DEC issues an ESD if the change is significant but not fundamental. There is no fundamental change from the original remedy selected in the 2026 DD (soil excavation, soil vapor mitigation), however, as described in the ESD, a Soil Vapor Extraction (SVE) pilot test conducted as part of the remedy demonstrated the presence of low permeability of soils at the site. The SVE Pilot test concluded that an SVE system will not be an effective remedy to remove volatile organic compounds (VOCs) from the subsurface, and therefore SVE will not be implemented as part of the remedy. This change will maintain the same level of protection of public health and the environment as the original remedy. The following is a summary of the cleanup plan described in the DD, including the ESD modifications noted above:

- Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31;
- 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 post excavation soil samples to evaluate the effectiveness of the cleanup;
- Installation of Sub-Slab Depressurization System (SSDS) in the proposed building;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting; and

- Recording of an Environmental Easement (EE) to control future land use and to prevent future exposure to any contamination remaining at the site.

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. From 1979 until 2025, the site has remained relatively unchanged except for the addition of a pump island canopy around 2001.

The planned project consists 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).

Summary of the Investigation

The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) - specifically polycyclic aromatic hydrocarbons (PAHs) and metals in soil and petroleum-related VOCs in soil vapor.

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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NYSDEC, Division of Environmental Remediation

DEC, Division of Environmental Remediation
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Project-Related Health Questions
Kari Pollard, Project Manager
NYSDOH, Bureau of Environmental Exposure and Investigation

Empire State Plaza, Corning Tower, Room 1787, Albany, New York 12237
p: (518) 486-1443
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:
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



NEW YORK STATE | Department of Environmental Conservation

www.dec.ny.gov

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

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简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
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