



Department of
Environmental
Conservation

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C224258/>

Bushwick Library

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

Brooklyn Community Board 1

435 Graham Avenue
Brooklyn, New York 11211
(718) 389-0009
bk01@cb.nyc.gov

Who to Contact

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

Project-Related Questions

Mandy Yau, Project Manager
NYSDEC
47-40 21st Street
Long Island City, New York 11101
(718) 482-7778
mandy.yau@dec.ny.gov

Project-Related Health Questions

Sara Bogardus
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, New York 12237
(518) 473-9800
beci@health.ny.gov

For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Avant Gardner

140 Stewart Avenue &
111 Gardner Avenue
Brooklyn, NY 11237

October 2024

SITE No. C224258

NYSDEC REGION 2

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Avant Gardner site ("site") located at 140 Stewart Avenue & 111 Gardner Avenue, Brooklyn, NY. Please see the map for the site location. This fact sheet was originally published in February 2024 for public comment on the Draft Remedial Action Work Plan (RAWP). The RAWP has since been revised to include an Unrestricted Use cleanup alternative and to address comments on the selected site cleanup alternative. The fact sheet is again being published for the public to comment on the revised RAWP.

Based on the findings of the investigation, NYSDEC in consultation with NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan" for 45 days, from **October 10, 2024 through November 24, 2024.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224258/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: The proposed remedy for this site is a Track 4 Commercial Use cleanup and consists of:

- Excavation and off-site disposal of soil exceeding the protection of groundwater soil cleanup objectives (SCOs) for chlorinated volatile organic compound (CVOC) in the unsaturated zone;
- Implementation of an in-situ (i.e. in place) chemical remediation to address CVOC impacts in saturated soil and groundwater at the site;
- Collection of post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Importation of clean materials that meet the established SCOs for use a backfill;
- Maintenance of a site cover system consisting of the existing concrete building slabs and asphalt pavement on exterior open areas of the site to address remaining soil contamination;

BROWNFIELD CLEANUP PROGRAM

- Continued operation, maintenance and monitoring of vapor mitigation systems which were previously installed on the two on-site buildings under an approved Interim Remedial Measures Work Plan;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Stewart Purchaser LLC and Gardner Purchaser LLC (“applicants”) 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 is also available for review at the locations identified on Page 1.

Next Steps: 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 applicants 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 site is 1.85-acres and is bordered by Meserole Street to the north, Gardner Avenue to the east, the Long Island Railroad to the south, and Stewart Avenue to the west. The site previously housed steel fabrication operations and a rubbish removal service. From 2000 to 2013, Filco Carting utilized a portion of the 111 Gardner Avenue building and adjacent paved area as a truck maintenance garage for routine maintenance and repair of trucks. Historical activities included a chemical company/liquid bleach manufacturer that

operated from at least 1933 to 1992. The site is currently operated as an entertainment/music venue. No change in the current use of the site is planned.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224258) at:

<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are CVOCs and historic fill related impacts which are present site-wide in soil, groundwater and soil vapor.

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

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





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Contact: Mandy Yau, 718-482-7778, and mandy.yau@dec.ny.gov