

Former Giuffre Auto Group Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

8802 5th Avenue and 429 89th Street

Site No. C224327

Brooklyn, NY 11209

August 2025

Cleanup 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 Former Giuffre Auto Group site ("site") located at 8802 5th Avenue and 429 89th Street, Brooklyn, NY 11209. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site. To address this remaining contamination and protect public health and the environment, the Applicant has developed the proposed remedy summarized below.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a Draft Remedial Action Work Plan (RAWP) for 45 days, from **August 14 through September 27, 2025**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224327/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Contact Information" area.

Remedial Action Work Plan

The proposed Track 4 Restricted Residential Use remedy plan consists of:

- Excavation and off-site disposal of contaminated soil to approximately 4 feet below ground surface across the majority of the Site;
- Collection and analysis of post-excavation soil and sub-slab soil vapor samples to evaluate the effectiveness of the cleanup;
- A Sub-slab Depressurization System and vapor barrier will be installed at the Site beneath the new building;
- Construction of a composite cover system consisting of impervious surfaces (e.g., building, paved surfaces, etc.) across the majority of the Site and a 2-foot thick imported clean soil cover layer over all landscaped areas;
- Implementation of a Health and Safety Plan throughout the project and Community Air Monitoring Plan during all ground-intrusive activities;
- Development of a Site Management Plan for long term maintenance of the established engineering controls; and
- Recording of an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination at the Site.

The proposed cleanup plan was developed by the New York City School Construction Authority ("the Volunteer") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant 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 31,659 square feet and is bordered on the north by 88th Street, to the east by 5th Avenue, to the south by 89th Street, and to the north and west by automobile showrooms and Public School 104 Annex. The site is currently developed with a one-story commercial building and parking lot on Lot 28, and a commercial building with partial basement on Lot 39. Previously, the site had been used as bank (Lot 28) and an auto repair/service center (Lot 39).

The planned development for this Site is a Public School. The cleanup standard for the Site is restricted-residential use Soil Cleanup Objectives (SCOs), which NYSDOH has determined is protective for school use statewide.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224327) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern in soil include semi-volatile organic compounds (SVOCs) and metals in soil up to 4 feet below ground surface. In addition, in a focused area in the southwestern quadrant of Lot 39, contaminants of concern include petroleum-related volatile organic compounds (VOCs) at depths of 25 to 26 feet below grade. Five low-level VOCs detected marginally above groundwater standards were also identified in groundwater in the central portion of Lot 39; however, no VOCs were detected downgradient of the Site. Further, soil vapor on Lot 39 is impacted with chlorinated VOCs.

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 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>

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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Project Manager
NYSDEC, Division of Environmental Remediation
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Project-Related Health Questions

Anthony Perretta
Public Health Specialist
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
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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/C224327/>

Brooklyn Public Library – Fort Hamilton Branch

9424 4th Avenue
Brooklyn NY 11209
(718) 748-6919

Brooklyn Community Board 10

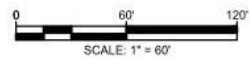
8119 5th Avenue
Brooklyn NY, 11209
(718) 745-6827
Bk10@cb.nyc.gov

Site Location



LEGEND:

- SITE BOUNDARY
- LOT BOUNDARY





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