



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

60-66 Gerry Street Site

60 – 66 Gerry Street
Brooklyn, NY 11206

SITE No. C224396

NYSDEC REGION 2

September 2024

Where to Find Information

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

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

New York Public Library – Williamsburg Branch

240 Division Avenue 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

Who to Contact

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

Project-Related Questions

Madeleine Babick, Project Manager
NYSDEC
One Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-4992
madeleine.babick@dec.ny.gov

Project-Related Health Questions

Stephanie Selmer
NYSDOH
Bureau of Env. Exposure Investigation
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
(518) 402-7864
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>

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 60-66 Gerry Street site ("site") located at 60 – 66 Gerry Street, Brooklyn, NY, 11206. 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 poses a significant threat to public health or the environment. This decision is based on the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors. To address this threat, NYSDEC 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 **September 12th through October 27th, 2024**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224396/>.
- 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 Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of the upper 2 feet of soil across the site;
- Source area excavation and off-site disposal of chlorinated volatile organic compound (CVOC) impacted soil to approximately 11 feet below surface grade throughout most of the site;
- Treatment of CVOC-contaminated groundwater with in-situ ("in place") bioremediation injections from approximately 11 feet to 32 feet below grade;
- Collection and analysis of post-remedial soil and groundwater samples to evaluate the effectiveness of the remedy;
- Placement of a cover system to address contamination remaining above restricted residential use soil cleanup objectives;
- Importation of clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Performance of a post remedial Indoor Air Survey

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- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) would also be required for long-term maintenance of the remedial systems;
- Recording of an Environmental Easement to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

The proposed remedy was developed by 66 Gerry LLC ("applicant") 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 was submitted concurrently with the Remedial Action Work Plan and 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 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 0.23-acres and is part of the "Site D" portion of the former Pfizer Voluntary Cleanup Program (VCP) site (No. V00350). The site is bordered on the north by Gerry Street; 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 cleaners 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 site had been vacant since 2008 and the on-site building was demolished by 2017.

The Site will be redeveloped with two seven-story residential buildings. The proposed joint foundation for both buildings will cover approximately 90% of the Site.

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/dereexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are chlorinated solvent volatile organic compounds (CVOCs) in soil, soil vapor, and groundwater. Other contaminants of concern include petroleum-related Volatile Organic Compounds (VOCs), semi-volatile organic compounds (SVOCs), and metals in soil, and petroleum VOCs in 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://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>

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Site Location





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

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