

500 Third Avenue Site

Brownfield Cleanup Program

Site No. C224426

Brooklyn, Kings County



Department of
Environmental
Conservation

September 2025

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the 500 Third Avenue Site ("site") located at 500 Third Avenue, Brooklyn, Kings County. Please see the map for the site location.

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," (RIWP) was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by PAB 3rd Ave Holdings LLC ("applicant") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the Draft RIWP for 30 days, from **September 24 through October 23, 2025**.

- Access the RIWP and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224426/>.
- 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, groundwater, soil vapor, and any other parts of the environment that may be affected.

Previous investigations have detected volatile and semi-volatile organic compounds (VOCs and SVOCs) and metals in soil and/or groundwater, and VOCs in soil vapor on site.

Key components of the investigation work include:

- Drilling and sampling soil borings to identify possible on-site sources of contamination;
- Installing and sampling ground water wells to monitor impacts from areas of concern both on-site ; and
- Collecting soil vapor, sub-slab soil vapor and indoor air samples.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. After the work plan is approved, the activities detailed in the work plan will be implemented.

When the investigation is completed, a report will be prepared and submitted to NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a proposed cleanup plan, called a “Draft Remedial Action Work Plan” will be developed. The cleanup plan will include an evaluation of the proposed site actions or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Site Description

The 0.196-acre site is located at the intersection of 3rd Avenue and 11th Street in the Gowanus neighborhood of Brooklyn and is identified as Block 1020, Lot 35 on the Brooklyn Tax Map. The site is bound to the north by 11th Street, to the east by 3rd Avenue, to the west by industrial and manufacturing properties, and to the south by mixed residential properties. The site is currently vacant; recent structures were demolished in 2023. Historically, the northern portion of the site was previously developed with a 3-story building that was utilized for various commercial, residential, and manufacturing uses. The southern portion of the site was previously developed with two 1-story commercial buildings with various uses: a garage, a ceramic laboratory and warehouse, and a mirror manufacturing facility. Prior to building demolition, the site was used for warehouse storage and construction equipment staging.

Current redevelopment plans for the site include construction of a new commercial and residential building, with a planned affordable housing component.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224426) 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 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-Related Health Questions

Christopher Budd, Public Health Specialist
NYSDOH, Bureau of Environmental Exposure Investigation
Empire State Plaza
Corning Tower, 17th Floor
Albany, NY 12237
p: (518) 402-1769
beei@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/C224426/>

Brooklyn Public Library, Park Slope Branch

431 Sixth Avenue
Brooklyn, NY 11215
p: (718) 832-1853

Brooklyn Community Board 6

250 Baltic Street
Brooklyn, NY 11201
p: (718) 643-3027
e: info@bkcb6.org

Site Location





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