



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Former Garone Bros Auto Service Center

352-362 Shepherd Avenue
Brooklyn, NY 11208

SITE No. C224338

NYSDEC REGION 2

January 2023

Report Recommends Cleanup of Contamination, Remedy Proposed for Brownfield Site, Public Comment Period Announced

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224338/>
and at these location(s):

Brooklyn Public Library – Cypress Hills
1197 Sutter Avenue at Crystal Street
Brooklyn, NY 11208
(718) 277-6004
b.perveen@brooklynpubliclibrary.org

Brooklyn Community Board #5
127 Pennsylvania Avenue, 2nd Floor
Brooklyn, NY 11207
(718) 819-5487
mperkins@cb.nyc.gov

Who to Contact

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

Project-Related Questions
Michael Sollecito, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12237
(518) 402-2198
michael.sollecito@dec.ny.gov

Project-Related Health Questions
Eamonn O’Neil
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
Albany, NY 12237
(518) 402-7877
beci@health.ny.gov

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

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing the Remedial Investigation Report (RIR) and the proposed remedy for the Former Garone Bros Auto Service Center site (“site”) located at 352-362 Shepherd Avenue, Brooklyn, Kings County. The public is invited to comment on the remedy proposed by 362 Shepherd Development LLC (“applicant”). Please see the map for the site location.

Based on the findings of the investigation summarized below, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment based on remedial investigation data. However, to address contamination found at the site, the remedy summarized below is being proposed.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **January 4, 2023 through February 20, 2023.**

- Access the RIR, RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224338/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments on the RAWP to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

Highlights of the Remedial Investigation Report: The primary contaminants of concern for the site include metals and semi-volatile organic compounds (SVOCs) in soil; metals, SVOCs, and per- and polyfluoroalkyl substances (PFAS) in groundwater; and chlorinated volatile organic compounds (VOCs) in soil vapor. No on-site source for PFAS has been identified but other contamination is likely attributed to the site’s past auto-related operations.

Draft Remedial Work Plan (RAWP): The proposed Unrestricted Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to approximately 4 feet below grade site-wide and to a depth of up to 12 feet below grade in “hot spot” areas;

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- Collection and analysis of confirmation soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established soil cleanup objectives (SCOs) for use as backfill;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities; and
- If an Unrestricted Use cleanup is not achieved, development of a Site Management Plan (SMP) and recording of an Environmental Easement would be required to manage remaining contamination and ensure proper use of the site.

The proposed remedy was developed by the 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 prior to the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will complete its review, make any necessary revisions and, if appropriate, approve the investigation report. The approved report will be made available to the public (see "Where to Find Information" at left). As noted above, the applicant has developed a cleanup plan, called a "Remedial Work Plan." Which is the subject of this comment period. This plan describes how contamination will be addressed, with NYSDEC and NYSDOH overseeing the work.

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 0.23-acre site is located at 352-362 Shepherd Avenue in the Cypress Hills neighborhood of Brooklyn and identified as Block 3988, Lot 28. The site is bounded to the north and south by residential homes, to the east by Shepherd Avenue followed by a residential home and a miscellaneous garage/parking area, and to the west by residential apartments. The site is occupied by a vacant one-

story warehouse/garage building with a partial cellar in the southwest corner. The building footprint encompasses the entire site.

In the late 1880s, the site was improved with several dwellings and in the early 1900s the site was used as a "Toy Animal Factory". By the late 1920s the previous site buildings were demolished and the site operated as a garage.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224338) at:

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

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>

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Site Location





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Contact: Michael Sollecito, EIT; (518) 402-2198; michael.sollecito@dec.ny.gov