

The Carroll Gardens/Public Place Former MGP Site



Department of
Environmental
Conservation

Brownfield Cleanup Program

Site No. C224012

Brooklyn, Kings County

March 2026

Cleanup Proposed for Brownfield Site Contamination Public Comment Period and Public Meeting Announced

Public Meeting, Wednesday 3/25/2026 at 7:00 PM
P.S. 32 Samuel Mills Sprole School, 420 Union St., Brooklyn NY 11231

NYSDEC invites you to a public meeting to discuss the proposed cleanup plan for the site. You are encouraged to provide comments at the meeting, and during the 45-day comment period, described in this fact sheet.

DEC will provide interpreter services for hearing impaired persons and language interpreter services for individuals with difficulty understanding or reading English at no charge upon written request submitted no later than 1 week prior to the meeting date. This activity is not sponsored or endorsed by the NYC Department of Education or the City of New York.

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 a portion of the Carroll Gardens/Public Place Former MGP Site ("site") located at 29-441 Smith Street and 8 5th Street, Brooklyn, Kings County. Please see the map for the site location. Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment. This decision is based on the potential for off-site migration of contaminants in the groundwater. 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 **March 11 through April 25, 2026**.

- Access the RI/AAR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224012/>.
- 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.

Draft Remedial Action Work Plan

The proposed Restricted Residential Use remedy plan consists of:

- Removing Underground Storage Tanks (USTs);
- Excavation and off-site disposal of contaminated soil from 2 to 4 feet below surface grade across the majority of the area;
- Treating contaminated groundwater through in-situ solidification of grossly contaminated material to -23 NAVD88 ((approximately 50 feet below grade surface);

- Installation of a barrier wall to -23 NAVD88 surrounding historic MGP infrastructure that is preventing in-situ solidification from occurring;
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential soil cleanup objectives;
- Importing clean material that meets the established Soil Cleanup Objectives for use as backfill;
- Implementing 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 ensure proper use of the site.

The proposed cleanup plan was developed by Gowanus Green Partners LLC, the New York City Department of Housing Preservation and Development, and Brooklyn Union Gas Company (National Grid USA) (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Site Description

A proposed amendment has been submitted to NYSDEC to subdivide the site. The proposed site under consideration would be a 0.754-acre portion of the Carroll Gardens/Public Place Former MGP site. The area is bordered on the west by Smith Street, on the north by Hoyt Street and on the east and south by the remainder of the Carroll Gardens/Public Place Former MGP BCP site. The site is currently undeveloped. The property was previously operated as a manufactured gas plant from 1860 to approximately 1960. The property is located in a disadvantaged community.

The proposed development plan includes a 100% affordable housing, 9-story mixed-use residential building, with ground floor commercial space and a courtyard.

Next Steps

If the proposed amendment discussed above is approved, NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. If the proposed amendment is not approved, NYSDEC will seek public input on a modified cleanup plan it would release in the future. 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.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224012) at:

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

Summary of the Investigation

The primary contaminants of concern at the site are coal tar related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present site-wide in soil and groundwater. The Site will be redeveloped through the construction of a nine-story mixed-use commercial and residential facility.

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 DEC 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

Aaron Fischer, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233
(518) 598-7799
aaron.fischer@dec.ny.gov

Project-Related Health Questions

Michele Dolan
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
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/C224012/>

Brooklyn Community Board 6

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

Carroll Gardens Library

396 Clinton Street
Brooklyn, NY 11231
Phone: (718) 596-6972

Site Location





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