

**FACT SHEET****Brownfield Cleanup  
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

**Site Name:** Former Strauss Auto  
**DEC Site #:** C224189  
**Address:** 521-539 4th Avenue  
Brooklyn, NY 11215

Have questions?  
See  
"Who to Contact"  
Below

## **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 Former Strauss Auto site ("site") located at 521-539 4th Avenue, Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

### **Draft Investigation Work Plan**

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Partners VII / 535 Fourth Owner LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

### **How to Comment**

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **July 30, 2014** through **August 29, 2014**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

### **Highlights of the Proposed Site Investigation**

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

The applicant's consultant plans to supplement the environmental data from previous investigations of the site through installation of four new monitoring wells in the southern part of the property. At least three soil samples will be collected from each monitoring well location during well construction. The consultant will sample ten groundwater monitoring wells, including the four new wells, and analyze the samples for volatile organics and semi-volatile organics.

## **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. The approved work plan will be made available to the public (see “Where to Find Information” below). 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 the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a “Remedial Work Plan” will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, 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.

## **Background**

**Site Location:** The Former Strauss Auto site is located in an urban area at 521-539 4th Avenue in the Park Slope neighborhood of Brooklyn. The 18,200 square foot property is bounded by 14th Street to the north, 4th Avenue to the west, and 15th Street to the south. Multi-family residences are located to the east and an elementary school is directly across 14th Street to the north.

**Site Features:** A 14,640 square foot one-story automotive garage and attached sales building with partial basement occupy the site. The building includes a vehicle service area, retail and stock areas, and administrative offices. An asphalt and concrete-paved parking lot is located on the western side of the property. The topography of the site and the surrounding area slopes to the west, toward the Gowanus Canal, which is approximately 2,500 feet west of the site.

**Current Zoning and Land Use:** The site is zoned R8A residential with a C2-4 commercial overlay. The building has been vacant since approximately June 2012.

**Past Use of the Site:** The current building was built in 1940 and automotive sales operations took place there since at least 1944. Automotive repair service began at the site sometime between 1951 and 1965.

**Site Geology and Hydrogeology:** Soil beneath the site consists of historic fill material, including predominately fine to coarse sand with varied amounts of brick fragments, gravel, milled and crushed asphalt, and ash. The fill extends to depths of up to 11 feet below ground surface. Historic fill is underlain primarily by glacial till, which in turn is underlain by a thick clay layer found at depths ranging between 40 and 60 feet below ground level. Bedrock was not encountered during previous investigations of the site, but the depth to bedrock is likely greater than 100 feet.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224189>

**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** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

## FOR MORE INFORMATION

### Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Park Slope Library  
431 6th Avenue at 9th Street  
Brooklyn, NY 11215  
phone: 718-832-1853

### Who to Contact

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

#### Project-Related Questions

Larry Alden, Project Manager  
NYS Dept. of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9767  
Email: [larry.alden@dec.ny.gov](mailto:larry.alden@dec.ny.gov)

#### Site-Related Health Questions

Jacquelyn Nealon  
Bureau of Environmental Exposure Investigation  
Public Health Specialist 3  
New York State Department of Health  
Empire State Plaza, Corning Tower Rm 1787  
Albany, NY 12237  
Tel: (518) 402-7511  
Email: [BEEI@health.ny.gov](mailto:BEEI@health.ny.gov)

**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.**

### Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

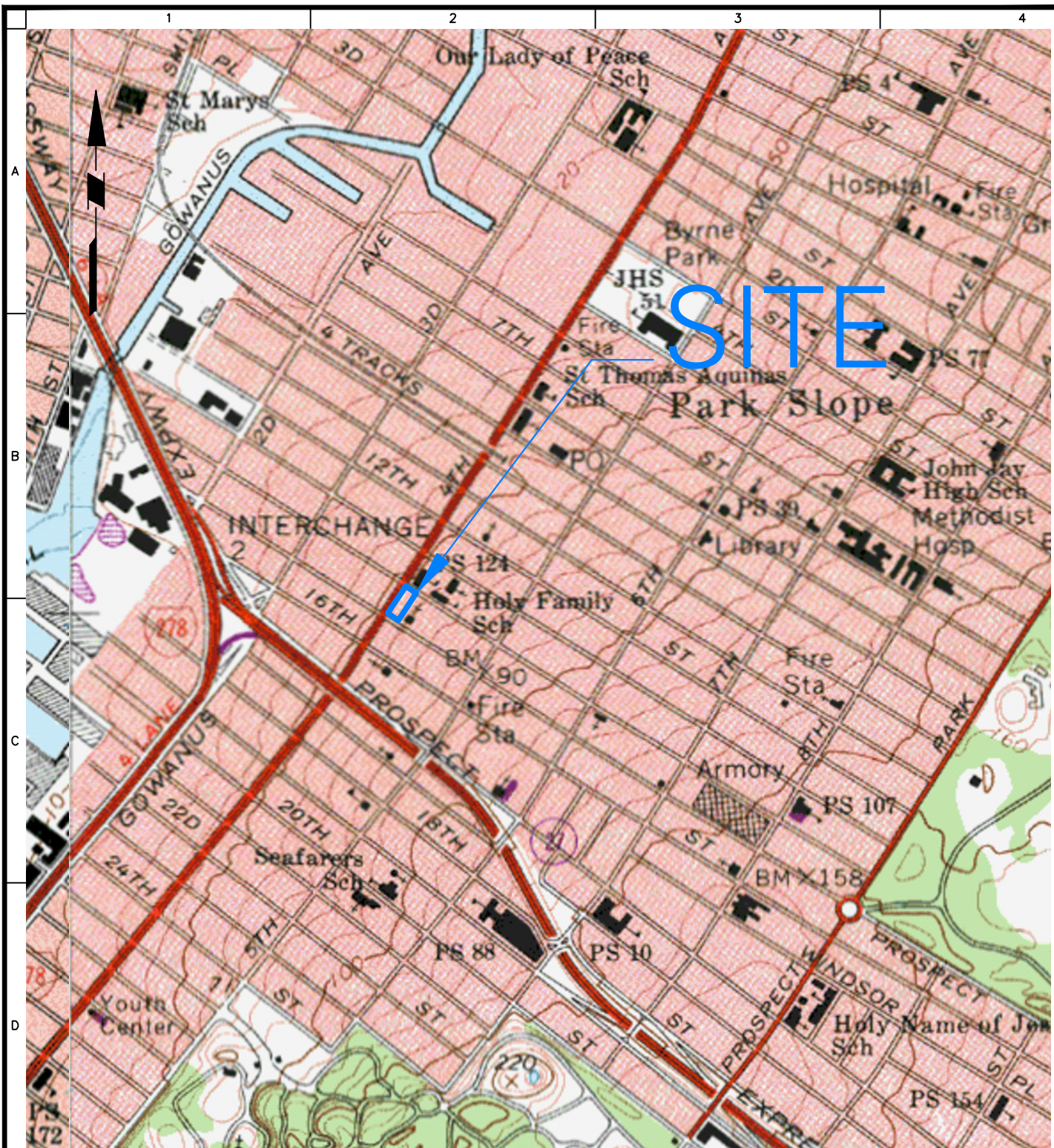
<http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.





Source: USGS 7.5 Series Quadrangle Map - Brooklyn, N.Y., dated 1995

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

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FORMER STRAUS  
AUTO  
521-539 4th  
AVENUE  
BLOCK No. 1041, LOT No.1

BROOKLYN

NEW YORK

NEW YORK

SITE  
LOCATION  
PLAN

Project No.  
170264501

Date  
02/05/2014

Scale  
NTS

Drawn By  
KMS

Submission Date

Drawing No.

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