



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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**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

### 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) to address contamination related to the Former Strauss Auto site ("site") located at 521-539 4th Avenue, Brooklyn, Kings County. 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."

**How to Comment**

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **March 17, 2015** through **May 1, 2015**. The draft Remedial Work Plan containing the proposed site remedy is available for public 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.

The proposed remedy consists of:

1. Excavation and off-site disposal of soil/fill exceeding Track 1 unrestricted use Soil Cleanup Objectives (SCOs) to a depth of approximately 15 feet below grade. During excavation, any underground storage tanks and other possible sources of contamination will be removed;
2. Treatment of residual groundwater contamination using a short-term groundwater treatment technology (e.g., in situ chemical oxidation (ISCO) or enhanced reductive dechlorination (ERD) via injection points) to reduce volatile organic compound (VOC) concentrations in groundwater;
3. Collection and analysis of soil samples from the bottom of the excavation for VOCs, semi-volatile organic compounds (SVOCs), metals, pesticides, and Polychlorinated Biphenyls (PCBs) to confirm that all soil above the unrestricted use SCOs has been removed;
4. Import of clean backfill.
5. All ground-intrusive work to be conducted on-site will be performed in conjunction with a community air monitoring plan (CAMP). The purpose of the CAMP is to provide a measure of protection for the community (i.e., off-site receptors including residences, businesses, and on-site

workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of remedial work activities.

If Track 1 cleanup is not achieved:

6. A vapor mitigation system will be incorporated into construction of the foundation to prevent vapor intrusion from residual soil vapor and groundwater contamination. Vapor mitigation will be accomplished by the installation of a sub-slab depressurization system in basement areas not occupied by the parking garage and ventilation of the proposed basement parking garage;
7. Implementation of a Site Management Plan (SMP) for long-term maintenance of the engineering controls, and;
8. Placement of an environmental easement on the property to restrict the site to restricted-residential uses and to ensure implementation of the SMP.

The proposed remedy was developed by Partners VII / 535 Fourth Owner LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

#### *Summary of the Investigation*

The applicant's consultant supplemented environmental data from previous investigations of the site through installation of four new monitoring wells in the southern part of the property in October 2014. At least three soil samples were collected from each monitoring well location during well construction. These samples were analyzed for VOCs, SVOCs, metals, and pesticides/PCBs.

The consultant sampled ten groundwater monitoring wells, including the four new wells, and analyzed the samples for VOCs, SVOCs, metals, and pesticides/PCBs.

The primary contaminants of concern include tetrachloroethylene (PCE) and associated breakdown products in the groundwater and polycyclic aromatic hydrocarbons (PAHs) and metals in soil.

PCE and trichloroethylene (TCE) were found in sub-slab soil vapor samples.

With identification of high concentrations of PCE in a groundwater monitoring well just off the southwest edge of the property, the consultant collected additional soil samples and installed another groundwater monitoring well in January 2015.

#### **Next Steps**

NYSDEC will consider public comments received on the proposed remedy presented in the draft Remedial Work Plan (RWP) and ultimately issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. The final RWP (with revisions if necessary) and the Decision Document will be made available to the public. The applicant(s) 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.

### **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 (PS 124) sits 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 occupied the site. The building included a vehicle service area, retail and stock areas, and administrative offices. An asphalt and concrete-paved parking lot was located on the western side of the property. The site is at an elevation of about 55 feet above sea level and the site and the surrounding area slope to the northwest, toward the Gowanus Canal, which is approximately 2,500 feet northwest of the site. Depth to groundwater across the site ranged from 31.50 to 37.68 feet.

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

**Past Use of the Site:** The site originally had two churches on it. Building records indicate the most recent structures were completed in 1944 with additions and/or alterations completed in 1946 and 1947. Automotive sales operations took place there since at least 1944. Automotive service operations started sometime between 1951 and 1965. Records indicated the most recent owner of the property, Strauss Auto Center, occupied the site from at least 1983 until 2012. The buildings were demolished in December 2014.

Various underground storage tanks, sumps, floor drains, and pits are present from when the site was used for automotive service operations, and the site was listed as a generator of tetrachloroethene waste from 1995 to 2002.

**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/external/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 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  
Phone: 518-402-9767  
E-mail: [larry.alden@dec.ny.gov](mailto:larry.alden@dec.ny.gov)

#### Site-Related Health Questions

Mark Sergott  
NYS Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza, Corning Tower, Room 1787  
Albany, NY 12237  
Phone: 518-402-7860  
E-mail: [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.**

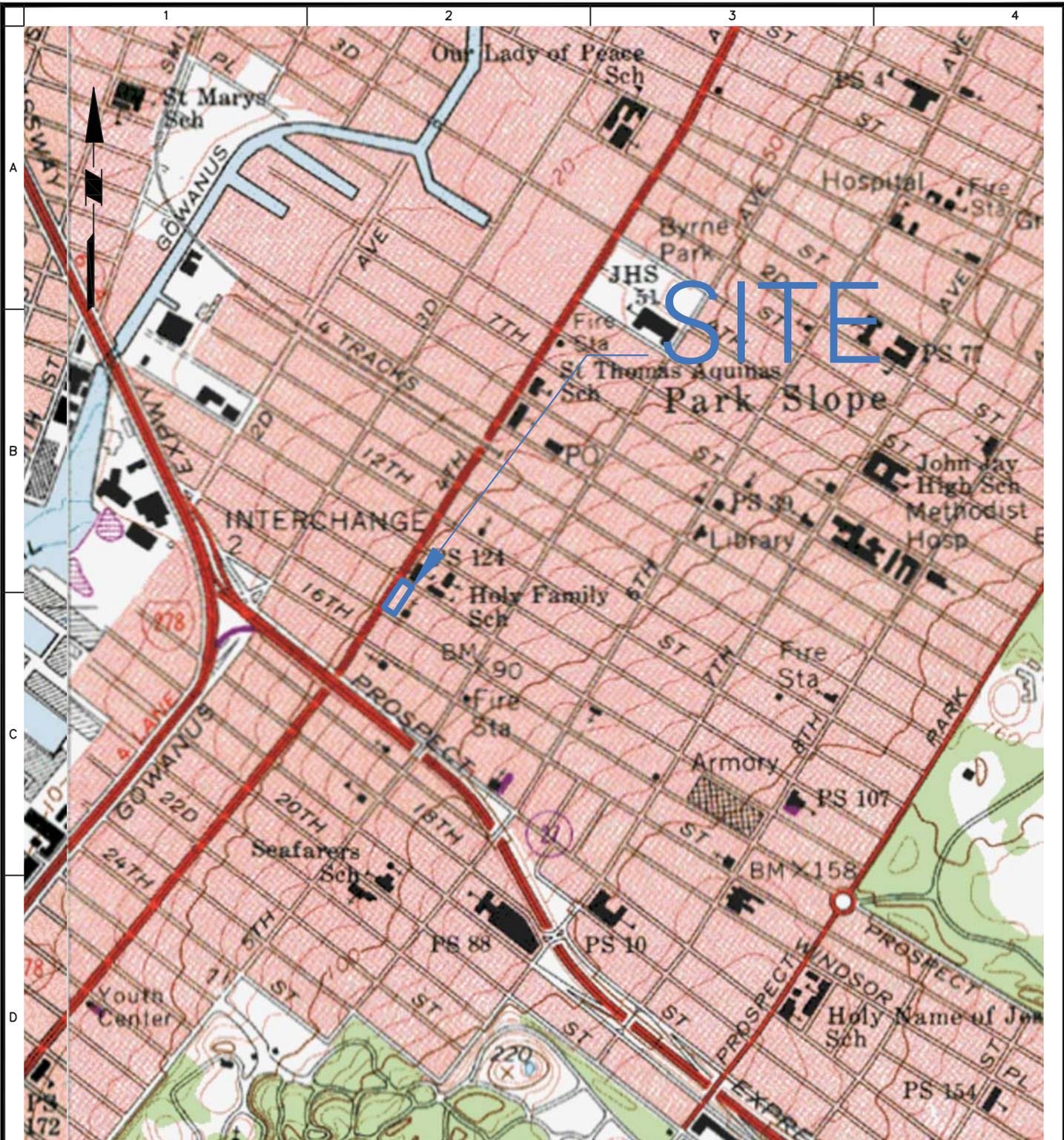
### Receive Site Fact Sheets by Email

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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