**Site Name:** Former Strauss Auto

**DEC Site #:** C224189

**Address:** 521-539 4th Avenue

 Brooklyn, NY 11215

**FACT SHEET**

**Brownfield Cleanup**

**Program**

**Receive Site Fact Sheets by *Email.*** See "For More Information" to Learn How.

**May 2015**

Have questions?

See

"Who to Contact"

Below

**Cleanup Action to Begin at Brownfield Site**

Action is about to begin that will address the contamination related to the Former Strauss Auto site (“site”) located at 521-539 4th Avenue, Brooklyn, New York under New York State's Brownfield Cleanup Program. 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."

The cleanup activities will be performed by Partners VII / 535 Fourth Owner LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

**Highlights of the Upcoming Cleanup Activities**

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

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. Collection and analysis of soil samples from the bottom of the excavation for volatile organic compounds (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. Clean backfill will be imported from off-site as needed;

2. Treatment of residual groundwater contamination using in-situ chemical reduction (ISCR) combined with enhanced reductive dechlorination (ERD). Zero valent iron particles and emulsified vegetable oil will be injected into the subsurface using temporary injection points to directly destroy VOCs and stimulate additional microbial degradation;

3. A soil vapor intrusion evaluation will be completed, including a provision to address exposures related to soil vapor intrusion.

4. 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

Page 1

contaminant releases as a direct result of remedial work activities.

If Track 1 cleanup is not achieved, the following contingent remedial elements will be required and the remedy will achieve a Track 2 restricted-residential cleanup:

5. Placement of an environmental easement on the property to restrict the site to restricted-residential uses and to ensure implementation of the Site Management Plan (SMP), and;

6. Implementation of a SMP for long-term maintenance of the engineering controls.

**Next Steps**

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

 Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and

 Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

**Background**

Site Location: The Former Strauss Auto site is located in an urban area at 521-539 4th Avenue in Park Slope, 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. A subway line runs down 4th Avenue, a major commercial thoroughfare.

Site Features: The site is currently vacant. A 14,640 square foot one-story automotive garage and attached sales building with partial basement previously 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 building was vacant from approximately June 2012 onward and was demolished in December 2014. The site is at an elevation of about 55 feet above sea level, and the site and the surrounding area slope toward the Gowanus Canal, which is approximately 2,500 feet northwest of the site.

Current Zoning and Land Use: The site is zoned R8A residential with a C2-4 commercial overlay.

Page 2

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 indicate the most recent owner of the property, Strauss Auto Center, occupied the site from at least 1983 until 2012.

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 investigations of the site, but the depth to bedrock in the vicinity of the site is reportedly 200 feet below ground level. The depth to groundwater across the site ranged from 31.5 to 37.7 feet and the groundwater flows to the north-northwest.

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

http://www.dec.ny.gov/cfmx/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 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

Page 3

**Who to Contact**

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

Project-Related Questions

Larry Alden

Department of Environmental Conservation

Division of Environmental Remediation

625 Broadway

Albany, NY 12233-7016

Phone: 518-402-9767

E-mail: larry.alden@dec.ny.gov

Site-Related Health Questions

Mark Sergott

New York State Department of Health

BEEI, Empire State Plaza, Corning Tower, Room 1787

Albany, NY 12237

Phone: 518-402-7860

E-mail: 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.

Page 4

