



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

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Strauss Auto site ("site") located at 521-539 4th Avenue, Brooklyn, Kings County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

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

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

The cleanup activities were performed by Partners VII / 535 Fourth Owner LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

Completion of Project

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 were 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 PCBs confirmed that all soil above the unrestricted use SCOs had been removed. Clean backfill was 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 were 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 for the new building being constructed on-site, including a provision to address exposures related to soil vapor intrusion if present.
4. All ground-intrusive work conducted on-site was performed in conjunction with a community air monitoring plan (CAMP). The CAMP provided 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.

Since a Track 1 cleanup was not immediately achieved, the following contingent remedial elements were required:

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, if necessary.

In the event achievement of the groundwater and soil vapor remedial objectives are not met in five years, the remedy will achieve a Track 2 restricted-residential cleanup.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.
- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Environmental Easement
- Site Management Plan

No engineering controls have been or will be put in place on the site.

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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. A subway line runs down 4th Avenue, a major commercial thoroughfare.

Site Features: 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.

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 were present 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 consisted 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 extended to depths of up to 11 feet below ground surface. Historic fill was 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.

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 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: <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
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 Dept. of Health, BEEI
Empire State Plaza, Corning Tower, Rm 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.

