

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

272 4th Avenue
Brooklyn, NY 11215

SITE No. C224298
NYSDEC REGION 2

August 2023

Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):
<https://www.dec.ny.gov/data/DecDocs/C224298/>

Brooklyn Public Library – Park Slope Branch

431 6th Avenue
Brooklyn, NY 11215
(718) 832-1853

Brooklyn Community Board No. 6

250 Baltic Street
Brooklyn, NY 11201
(718) 643-3027
infobkcb6@gmail.com

Who to Contact

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

Project-Related Questions

Steven Wu, Project Manager
NYSDEC Region 2
47-40 21st Street
Long Island City, New York 11101-5401
(718) 482-6725
Steven.wu@dec.ny.gov

Project-Related Health Questions

James M. Sullivan
NYSDOH
Empire State Plaza-Corning Tower
Room 1787
Albany, NY 12237
(518) 402 5584
beci@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the Brownfield Cleanup Program (BCP) site ("site") located at 272 4th Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by 272 4th Avenue LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224298/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remediation is expected to begin in September 2023 and last about 6 months.

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 key components of the remedy are:

- Excavation and off-site disposal of contaminated soil in the upper 15 feet across approximately half of the site (Track 2 portion), and in the upper 2 feet across the remainder of the site (Track 4 portion). Excavation would include removal of any tanks, oil/water separators, hydraulic lifts, catch basins and associated piping, and any soil exceeding the protection of groundwater soil cleanup objectives (SCOs) for those contaminants found in site groundwater above standards.
- Implementation of a groundwater treatment program in the western portion of the Site to address groundwater contamination associated with a previous petroleum spill.
- Installation of a vapor mitigation system consisting of an active sub-slab depressurization system beneath at-grade portions of the proposed new building to prevent vapor intrusion. The portions of the building foundation that will be below the water table will have a waterproofing/vapor barrier installed as an element of construction.
- Implementation of localized dewatering in accordance with all federal, state, and local regulations, as necessary, to enable the remedial excavation activities.
- Importing clean material that meets the established SCOs for use as backfill and/or reuse of excavated material that meets reuse criteria.
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential SCOs in the Track 4 portion of the site.

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

A site-specific construction health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

The proposed remedy was developed by 272 4th Avenue LLC ("applicant") after performing a detailed investigation of the site under New York's BCP. A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the RAWP and is also available for review at the locations identified on Page 1.

Next Steps: After the applicant completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER 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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the COC.

Site Description: The approximately 0.3-acre site is located in the Gowanus neighborhood of Brooklyn, NY and consists of 3 tax lots. The site contains three commercial buildings that are undergoing demolition: a two-story commercial building with a partial cellar on Lot 23 which was formerly occupied by an auto repair facility; a two-story commercial building with a partial cellar on Lot 13 which was formerly occupied by a restaurant with second-floor office space; and a single-

story commercial building on Lot 17 which was formerly occupied by an auto repair facility. The site is bounded to the northeast by Carroll Street, followed by residential buildings and a café; to the southeast by 4th Avenue, followed by apartment buildings with first-floor commercial spaces; to the southwest by a New York City Transit (NYCT) system substation, followed by commercial buildings; and to the northwest by a community garden and vacant commercial building, followed by Denton Place. A NYCT subway tunnel runs adjacent to the site beneath 4th Avenue.

The planned redevelopment at the site includes a 17-story mixed use commercial and residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224298) at:

<https://www.dec.ny.gov/cfm/xtapps/dereexternal/index.cfm?pageid=3>

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 NYSDEC 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://www.dec.ny.gov/chemical/8450.html>

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.

Stay Informed With DEC Delivers

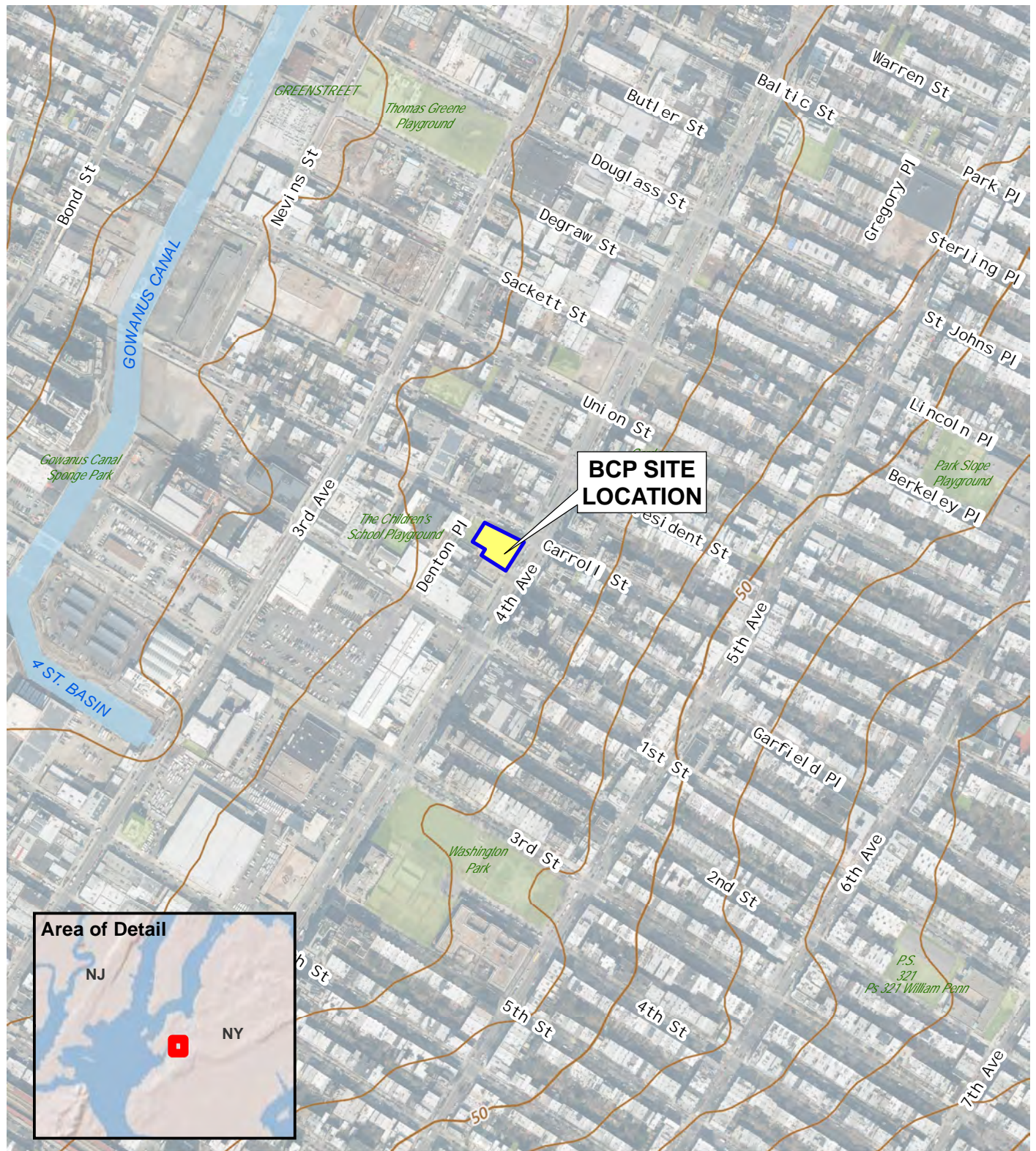
Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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://www.dec.ny.gov/pubs/109457.html>



Service Layer Credits: USGS The National Map: 3d Elevation Program,
Data Refreshed July, 2020



440 Park Avenue South, New York, NY 10016

272 4th Ave
Brooklyn, New York

SITE LOCATION

DATE
7/28/2023
PROJECT NO.
190021
FIGURE
1



Translation Available. Don't see your language? Ask!

English	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
Español Spanish	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
简体字 Simplified Chinese	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
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אידיש Yiddish	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
বাঙালি Bengali	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
한국어 Korean	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
Kreyòl Ayisyen Haitian Creole	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
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Języki Polski Polish	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Steven Wu (718) 482-6725, steven.wu@dec.ny.gov