



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

737 4th Avenue Site
731-747 4th Avenue
Brooklyn, NY 11201

SITE No. C224332

NYSDEC REGION 2

December 2022

Where to Find Information

Access project documents through the
DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224332/>
and at these location(s):

Brooklyn Public Library – Sunset Park

4201 4th Avenue
Brooklyn, NY 11232
(718) 435-3648

Brooklyn Community Board 7

4201 4th Avenue
Brooklyn, NY 11232
(718) 854-0003
Bk07@cb.nyc.gov

Who to Contact:

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

Project-Related Questions

Ronnie Lee, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233-7016
(518) 402-9615
ronnie.lee@dec.ny.gov

Project-Related Health Questions

James Sullivan, Project Manager
NYSDOH
Bureau of Environmental Exposure
Investigation
Empire State Plaza, Corning Tower
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

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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 737 4th Avenue site (“site”) located at 731-747 4th Avenue, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat to public health or the environment. This decision is based on the environmental data which shows that contamination in soil and groundwater does not significantly exceed applicable standards.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **December 14 through January 30, 2023.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224332/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

Draft Remedial Work Plan: The proposed Restricted Residential Use remedy consists of:

- Continued removal of petroleum product through pumping and off-site disposal that began under an Interim Remedial Measure (IRM);
- Excavation and off-site disposal of contaminated soil to a depth of approximately 11 feet below surface grade in the northern portion of the site, and to a depth of up to 6 feet below surface grade in the southern portion of the site;
- Collection and analysis of confirmation samples to evaluate the effectiveness of the remedy;
- Treatment of contaminated groundwater through injection of chemical oxidants into the groundwater in the southern portion of the site;
- Installation of a barrier wall along the southeastern site boundary to prevent off-site contamination from migrating onto the site;
- Installation of a passive sub-slab depressurization system to mitigate the migration of VOCs into the proposed building from groundwater;
- Importation of clean soil that meets the established soil cleanup objectives (SCOs) for use as backfill;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground-intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) to ensure the remedy remains effective;
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 737 4th Avenue, LLC (“applicant”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant 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.

Site Description: The 0.46-acre site and is bounded by: 24th Street and mixed residential and commercial properties to the north; industrial and manufacturing properties to the east; 25th Street, commercial, industrial and manufacturing properties, and office buildings to the south; and 4th Avenue, residential, commercial, industrial and manufacturing properties to the west. The site is currently vacant and buildings demolished. Historically, the site had been used for residential purposes, metals manufacturing, as a gas station, as a junk yard, and more recently, restaurants and an auto body repair shop.

The proposed redevelopment at the site includes a new 14-story building with a partial cellar comprised of residential apartments and commercial space.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224332) at:
<https://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are polycyclic aromatic hydrocarbons (PAHs) and metals in subsurface soils and PAHs and petroleum-related volatile organic compounds (VOCs) in groundwater. The PAHs and metals are present in soil at depths up to 11 feet below grade and are likely the result of past site uses and historic fill, which is present throughout the site. Petroleum product has been identified on top of the water table in some of the groundwater monitoring wells. Petroleum-related VOCs were also detected in sub-slab soil vapor in the northeastern portion of the site.

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 site is any real property where a contaminant is present at levels exceeding the SCOs 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>

BROWNFIELD CLEANUP PROGRAM

Site Location

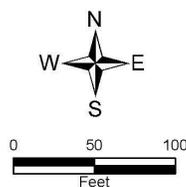


Figure 1
Site Location Map
737 4th Avenue Site
Brooklyn, Kings County
Site No. C224332





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Contact: Ronnie Lee at: (518) 402-9615 or ronnie.lee@dec.ny.gov