



FACT SHEET

Brownfield Cleanup Program

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

SITE No. C224332
NYSDEC REGION 2

May 2023

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 always 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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will 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. The cleanup activities will be performed by 737 4th Avenue, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). 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/C224332/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in June 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:

- 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 and soil below the water table 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 (SSDS) to mitigate the migration of volatile organic compounds into the proposed building from groundwater;
- Performance of a soil vapor intrusion evaluation to determine whether the passive SSDS should be converted to an active system;
- Importation of clean soil that meets established soil cleanup objectives for use as backfill.

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- Implementation of a Health and Safety Plan and Community Air Monitoring Plan during all ground-intrusive activities;
- Implementation of the Site Management Plan to ensure the remedy remains effective; and
- Recording of an Environmental Easement to ensure the proper use of the site.

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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a Certificate of Completion. 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 Final Engineering Report. 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 Certificate of Completion.

Site Description: The 0.46-acre site 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 following building demolition. 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 affordable housing 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/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>

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Site Location





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