



FACT SHEET

Brownfield Cleanup Program

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

SITE No. C224332
NYSDEC REGION 2

September 2024

Where to Find Information:

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C224332/>

Brooklyn Public Library – Sunset Park
5108 Fourth Avenue
Brooklyn, NY 11220
Phone: (718) 230-2255

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, Room 1787
Albany, NY 12237
(518) 402-5584
bee@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the 737 4th Avenue site ("site") located at 731-747 4th Avenue, Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by 745 4th Avenue, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant has submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224332/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of approximately 20 cubic yards of hazardous material and 6,600 cubic yards of contaminated historic fill material (including petroleum-impacted soil) . Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- Petroleum Recovery – Removal of petroleum product through pumping and off-site disposal.
- Underground Storage Tank (UST) Removal – Removal of one 70-gallon UST, one 100-gallon UST, and one 1,000-gallon UST for off-site disposal.
- Barrier Wall – Installation of a grouted barrier wall along the southeastern site boundary to prevent off-site contamination from migrating onto the site.
- In-Situ (in-place) Chemical Oxidation (ISCO) - ISCO is a technology used to treat remaining volatile organic compounds in the groundwater. A chemical oxidant was injected into groundwater in the southeastern and southwestern areas of the site.
- Development of a Site Management Plan (SMP) for long-term management of remaining contamination as required by the Environmental Easement, including plans for: (1) Institutional and

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Engineering Controls (IC/ECs); (2) monitoring; (3) performance of a soil vapor intrusion evaluation for any occupied buildings on the site; and (4) reporting.

- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment 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. 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://extapps.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pag eid=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 may 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

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://dec.ny.gov/maps/interactive-maps/decinfo-locator>

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Site Location

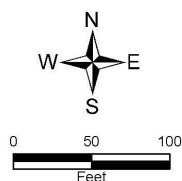


Figure 1
Site Location Map
737 4th Avenue Site
Brooklyn, Kings County
Site No. C224332





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