



# FACT SHEET

## Brownfield Cleanup Program

737 4th Avenue Site  
737-747 4<sup>th</sup> Avenue  
Brooklyn, NY 11201

**SITE No. C224332**  
**NYSDEC REGION 2**

**December 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 4<sup>th</sup> Avenue  
Brooklyn, NY 11232  
(718) 854-0003  
[Bk07@cb.nyc.gov](mailto:Bk07@cb.nyc.gov)

### Who to Contact:

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

**Project-Related Questions**  
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Albany, NY 12233-7016  
(518) 402-9615  
[ronnie.lee@dec.ny.gov](mailto: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  
[beei@health.ny.gov](mailto:beei@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>

## 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 737 4th Avenue site ("site") located at 731-747 4<sup>th</sup> Avenue, Brooklyn, NY, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The cleanup activities were performed by 745 4th Avenue, LLC ("applicant") with oversight provided by the NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion for the site.

- Access the FER, Notice of COC and other 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."

**Completion of the Project:** The following activities have been 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 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; and (4) reporting.

- Recording of an Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site.

**Final Engineering Report Approved:** NYSDEC has approved the FER which:

- 1) Describes cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved at 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 put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

**Next Steps:** With its receipt of a COC, the applicant is eligible to develop the site. In addition, the applicant is eligible for tax credits to offset the cost of performing cleanup activities and for development of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

**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 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>

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***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.***

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## 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





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<b>简体字 Simplified Chinese</b>	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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<b>Języki Polski Polish</b>	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: Ronnie Lee at: (518) 402-9615 or [ronnie.lee@dec.ny.gov](mailto:ronnie.lee@dec.ny.gov)