



CERTIFICATION OF TRANSLATION

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Date of certification: June 16, 2026

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(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:

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

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.

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4001 4th Avenue Redevelopment Site

Brownfield Cleanup Program
Site No. C224412
Brooklyn, Kings County



Department of
Environmental
Conservation

May 2026

Report Recommends Cleanup of Contamination; Cleanup Proposed for Brownfield Site Contamination Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing the Remedial Investigation Report (RIR) and the proposed remedy to address contamination related to the 4001 4th Avenue Redevelopment Site (“site”) located at 4001-4011 4th Avenue, Brooklyn, Kings County. The public is invited to comment on a proposed remedy. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the NYSDOH has determined that the site poses a significant threat to public health. This decision is based on the potential for off-site migration and human exposure to site-related contaminants via groundwater and soil vapors. To address this threat, a remedy was proposed and is summarized below.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)”, which includes a cleanup alternatives analysis for 45 days, from **May 20 through July 6, 2026**.

- Access the RIR, RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224412/>.
- Documents also are available at the location(s) identified under “**Where to Find Information**”.
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “**Contact Information**” area.

Draft Remedial Investigation Report and Draft Remedial Action Work Plan

The proposed Track 4 Restricted Residential Use remedy plan consists of:

- Removing underground storage tanks, if encountered;
- Excavation and off-site disposal of approximately 6,000 cubic yards of contaminated soil;
- Remediation of groundwater across the entire site through the use of in-situ (in-place) chemical oxidation;
- Collecting and analyzing post-cleanup soil, groundwater, and soil vapor samples to evaluate the effectiveness of the cleanup;
- Installation of a soil vapor extraction system to remove chlorinated and petroleum-related volatile organic compounds (VOCs) from the subsurface and mitigate the migration of VOCs off-site;
- Installation and operation of a sub-slab depressurization system to prevent the potential for soil vapor intrusion into the planned building;
- Construction of a composite cover system consisting of impervious surfaces (e.g., building paved surfaces, etc.) across the majority of the site and a minimum of 8 inches of stone overlain by a 6-inch concrete slab and waterproofing/vapor barrier under the planned building;
- Importing clean fill that meets the established Soil Cleanup Objectives for use as backfill.

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- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan would also be required for long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed cleanup plan was developed by 4 Ave Property 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 remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. 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 0.230-acre site is located in the Sunset Park neighborhood of Brooklyn and is bounded to the north by 40th Street followed by mixed-use commercial and residential buildings, to the east by residential apartment buildings, to the south by a commercial car wash and auto repair shop, and to the west by 4th Avenue and the New York City Metropolitan Transportation Authority Subway N and R lines followed by the New York City Public Intermediate School (I.S.) 136. The site consists of a single fenced-in vacant lot. Historical uses of the site included various commercial uses, auto repair, garage, and most recently operated as a gas station.

The proposed development is consistent with the current surrounding land uses and in compliance with the established zoning for the lots and the surrounding area.

The proposed redevelopment includes construction of a new four-story school covering a majority of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224412) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are metals, petroleum-related VOCs, and semi-volatile organic compounds (SVOCs) in soil and groundwater; and chlorinated and petroleum-related VOCs in soil vapor.

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 the 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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[Handwritten Signature]
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Stay Informed with DEC Delivers

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.

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 NYSDEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>

CONTACT INFORMATION

Project-Related Questions

Shawn Roberts, Project Manager
NYSDEC, Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
p: (518) 402-9799
shawn.roberts@dec.ny.gov

Project-Related Health Questions

Christopher Budd
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza, Corning Tower Rm 1787
Albany, NY 12237
p: (518) 402-1769
beei@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C224412/>

Brooklyn Public Library - Sunset Park Branch

5108 4th Avenue
Brooklyn, NY 11220
(718) 230-2255

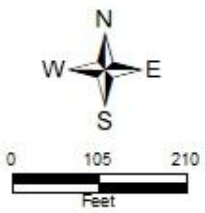
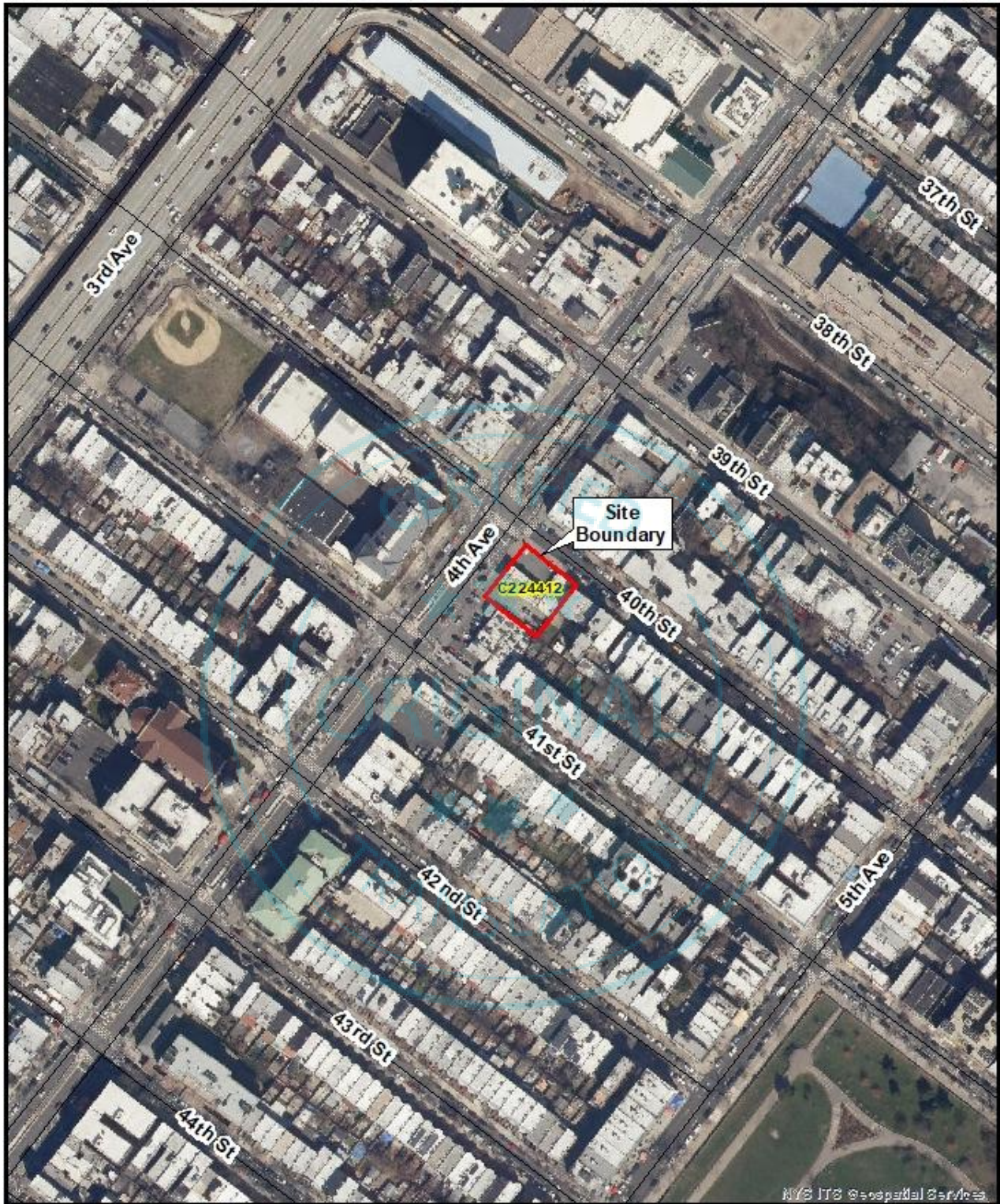
Brooklyn Community Board 7

4201 4th Avenue
Brooklyn, NY 11232
(718) 854-0003

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Site Location



Site Map

4001 4th Avenue Redevelopment Site
Brooklyn, NY
Block 714, Lot 6



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Department of Environmental Conservation
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Translation Available. Don't see your language? Ask!

English	To request to have this document translated into your preferred language, please contact the person below. There is no charge for the translation.
Español Spanish	Para solicitar la traducción de este documento al idioma que prefiera, comuníquese con la persona que aparece abajo. La traducción es gratis.
简体字 Simplified Chinese	如需将此文件翻译成您偏好的语言，请与以下人员联系。翻译服务免费。
Русский Russian	Чтобы запросить перевод этого документа на предпочитаемый вами язык, пожалуйста, свяжитесь с указанным ниже лицом. Перевод предоставляется бесплатно.
אידיש Yiddish	צו פארלאנגען צו האבן די דאקומענט איבערגעזעצט אין אייער שפראך, ביטע פארבינדט זיך מיט די מענטש אנגעוויזן אונטן. מען דארף נישט צאלן פארן איבערטייטשן.
বাঙালি Bengali	এই নথিটি আপনার পছন্দের ভাষায় অনুবাদ করার অনুরোধ করতে, অনুগ্রহ করে नीचे उल्लेख করা ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন অর্থ লাগবে না।
한국어 Korean	이 파일을 선호하는 언어로 번역하려면 아래 담당자에게 연락해 주세요. 번역 서비스는 무료입니다.
Kreyòl Ayisyen Haitian Creole	Pou w fè demann tradiksyon dokiman sa a nan lang ou prefere a, tanpri kontakte moun ki anba a. Ou p ap peye pou tradiksyon an.
Italiano Italian	Per richiedere la traduzione di questo documento nella tua lingua preferita, contatta la persona indicata qui sotto. La traduzione non prevede costi aggiuntivi.
العربية Arabic	لطلب ترجمة هذا المستند إلى لغتك المفضلة، يُرجى الاتصال بالشخص التالي. تقدم خدمات الترجمة مجانًا ودون تكلفة.
Polski Polish	Aby poprosić o przetłumaczenie tego dokumentu na preferowany język, skontaktuj się z osobą wskazaną poniżej. Tłumaczenie nie jest odpłatne.
Français French	Veillez contacter la personne mentionnée ci-dessous afin de procéder à votre demande de traduction de document pour votre langage de préférence. La traduction est gratuite.
اردو Urdu	اس دستاویز کا ترجمہ آپ کی ترجیحی زبان میں کروانے کی درخواست کرنے کے لیے، براہ کرم ذیل کے فرد سے رابطہ کریں۔ اس ترجمہ کے لیے کوئی چارج نہیں ہے۔

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(情况说明书从下页开始)

立即行动，继续接收有关本场地的信息！

环境保护部（DEC）环境修复司（DER）现已通过电子邮件发布有关污染场地的信息（以电子邮件方式）。

如果您希望继续接收有关本情况说明书所述污染场地的信息：

您必须订阅 DER 电子邮件邮件列表（listserv）：

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

[图片]

DER 无法代您注册电子邮件地址——只有该电子邮件地址的所有人才能完成注册。如果您已就场地所在县（county）订阅了该邮件列表，则无需采取任何操作。

为何应选择“无纸化”：

- ✓ 更快获取场地信息，并便于分享；
- ✓ 接收所选县内所有场地的信息——需要的内容自行阅读，其余可删除；
- ✓ 有助于保护环境，并使您缴纳的税款发挥更大效用。

如果“无纸化”不适合您，请致电或致函本情况说明书中列明的 DER 项目经理，说明您需要通过邮政服务接收纸质版情况说明书，并在信函中注明场地名称。接收纸质版的选项仅向个人提供。团体、组织、企业及政府机构均默认具备电子邮件访问条件。

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4001 4th Avenue 再开发场地

[Logo: NEW YORK STATE Department of Environmental Conservation]

棕地清理计划 (Brownfield Cleanup Program)

2026年5月

场地编号 C224412

Brooklyn, Kings County

报告建议对污染进行清理；提议对棕地场地污染实施清理 公众意见征询期公告

纽约州环境保护部 (NYSDEC) 正在会同纽约州卫生部 (NYSDOH) 审查《修复调查报告》(RIR) 以及拟议的修复方案，以处理与 4001 4th Avenue 再开发场地（下称“本场地”）相关的污染。本场地位于 Brooklyn, Kings County, 4001-4011 4th Avenue。现诚邀公众就拟议修复方案发表意见。场地位置请参见地图。

根据调查结果，NYSDEC 会同 NYSDOH 认定本场地对公众健康构成重大威胁。该结论的依据是：场地相关污染物存在通过地下水和土壤蒸气向场外迁移并使人体暴露于其中的可能性。为消除这一威胁，特提出修复方案，概述如下。

如何提交意见

NYSDEC 现就拟议方案（称为《修复行动工作计划草案》(RAWP)，其中包含清理替代方案分析）接受书面意见，征询期为 45 天，自 2026 年 5 月 20 日至 2026 年 7 月 6 日。

- 可通过 DECinfo Locator 在线查阅 RIR、RAWP 及其他项目文件：
<https://extapps.dec.ny.gov/data/DecDocs/C224412/>。
- 相关文件亦可在“信息查阅地点”项下列明的地点查阅。
- 请将意见提交至“联系信息”区域内“项目相关咨询”项下所列的 NYSDEC 项目经理。

《修复调查报告草案》与《修复行动工作计划草案》

拟议的“第 4 类——受限住宅用途” (Track 4 Restricted Residential Use) 修复方案包括：

- 如遇地下储罐，予以拆除；
- 开挖并外运处置约 6,000 立方码受污染土壤；
- 采用原位（就地）化学氧化法，对全场地地下水实施修复；
- 采集并分析清理后的土壤、地下水和土壤蒸气样品，以评估清理效果；
- 安装土壤蒸气抽提系统，以清除地下含氯及石油类挥发性有机化合物 (VOCs)，并减缓 VOCs 向场外迁移；
- 安装并运行底板下减压系统，以防止土壤蒸气侵入拟建建筑物的可能性；

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- 在场地大部分区域建造由不透水表面（例如建筑物铺装表面等）构成的复合覆盖系统；在拟建建筑物下方，铺设至少 8 英寸碎石，其上覆以 6 英寸混凝土板及防水/防蒸气隔层；
- 引入符合既定《土壤清理目标值》的洁净填料用作回填；

如需了解更多信息，或订阅 NYSDEC 的电子邮件更新，请访问 dec.ny.gov

- 在所有地面侵入性作业期间，落实《健康与安全计划》及《社区空气监测计划》；
- 还需实施《场地管理计划》，以对各修复系统进行长期维护；以及
- 登记《环境地役权》，以确保场地得到妥善使用。

拟议清理方案由 4 Ave Property LLC（下称“申请人”）依据纽约州《棕地清理计划》（BCP）对本场地开展详细调查后制定。

后续步骤

NYSDEC 将审议公众意见，并视情况修订修复方案，随后出具最终《决定文件》。该拟议清理方案须经 NYSDOH 认可。获得批准后，拟议清理方案即成为选定清理方案。届时，申请人可在 NYSDEC 与 NYSDOH 的监督下，设计并实施清理行动以处理场地污染。

在本场地的调查与清理全过程中，NYSDEC 将持续向公众通报情况。

场地概况

本场地占地 0.230 英亩，位于 Brooklyn 的 Sunset Park 街区，北邻 40th Street，其后为商住混合用途建筑；东邻住宅公寓楼；南邻一家商业洗车场及汽车修理店；西邻 4th Avenue 以及纽约市大都会运输署（New York City Metropolitan Transportation Authority）地铁 N 线和 R 线，其后为纽约市公立初级中学（I.S.）136。本场地为一块设有围栏的空置地块。其历史用途包括多种商业用途、汽车修理、车库，最近曾作为加油站经营。

拟议开发用途与当前周边土地用途相符，并符合相关地块及周边区域既定的分区规划要求。

拟议再开发项目包括建造一栋新的四层学校，覆盖本场地的大部分区域。

更多场地详情（包括环境与健康评估摘要）可在 NYSDEC 的《环境场地修复数据库》中查阅（输入场地 ID：C224412）：<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

调查摘要

本场地的主要关注污染物为：土壤和地下水中的金属、石油类 VOCs 及半挥发性有机化合物（SVOCs），以及土壤蒸气中的含氯及石油类 VOCs。

棕地清理计划



纽约州《棕地清理计划》（BCP）鼓励对被成为“棕地”的受污染地产进行自愿清理，以便其得以重新利用和再开发。此类用途可包括休闲、住房、商业或其他用途。所谓棕地场地，是指任何此类不动产：其中存在的污染物含量超过土壤清理目标值，或超过 NYSDEC 依据该地产合理预期用途所采用的、并按适用法规适用的其他基于健康或环境的标准、准则或指南。

如需了解有关 BCP 的更多信息，请访问：<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

NEW YORK STATE Department of Environmental Conservation

3

通过 DEC Delivers 及时了解最新信息

我们鼓励您将本情况说明书分享给邻居和租户，和/或将其张贴在楼内显眼处，供他人查阅。

订阅以通过电子邮件接收场地更新：

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

注：如果您已完成订阅并以电子方式收到本情况说明书，请忽略此项。

DECinfo Locator

交互式地图，用于查阅 NYSDEC 文件以及有关特定场地环境质量的公开数据：

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

联系信息

项目相关咨询

Shawn Roberts, 项目经理

NYSDEC, 环境修复司

625 Broadway

Albany, NY 12233-7016

电话：(518) 402-9799

shawn.roberts@dec.ny.gov

项目相关健康咨询

Christopher Budd

NYSDOH, 环境暴露与调查局

Empire State Plaza, Corning Tower Rm 1787

Albany, NY 12237

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bee@health.ny.gov

信息查阅地点

可通过 DECinfo Locator 并在以下地点查阅项目文件：

<https://extapps.dec.ny.gov/data/DecDocs/C224412/>

Brooklyn Public Library - Sunset Park Branch
5108 4th Avenue
Brooklyn, NY 11220
(718) 230-2255

Brooklyn Community Board 7
4201 4th Avenue
Brooklyn, NY 11232
(718) 854-0003

NEW YORK STATE Department of Environmental Conservation

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场地位置

[Photo]

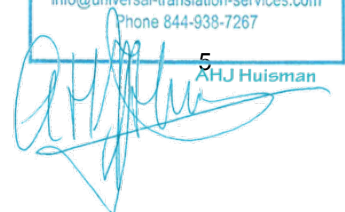


场地地图

4001 4th Avenue 再开发场地
Brooklyn, NY
Block 714, Lot 6

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