4001 4th Avenue Redevelopment Site

Brownfield Cleanup Program
Site No. C224412
Brooklyn, Kings County

Department of Environmental Conservation

August 2026

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 4001 4th Avenue Redevelopment Site ("site") located at 4001-4011 4th Avenue, Brooklyn, Kings County. Please see the map for the site location. The cleanup activities will be performed by 4 Ave Property 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://extapps.dec.ny.gov/data/DecDocs/C224412/.
- Documents also are available at the location(s) identified under "**Where to Find Information**".

Cleanup activities are expected to begin in August 2026 and last about 4 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 cleanup are:

- Removing remaining underground storage tanks in accordance with local, state, and federal regulations;
- 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 material that meets the established Soil Cleanup Objectives for use as backfill;
- 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.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during cleanup activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

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 FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant. The applicant would be able to redevelop the site in conjunction with receiving a COC. 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 FER. 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 COC.

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 redevelopment includes construction of a new four-story school covering the entire 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

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 DEC 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

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 DEC 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

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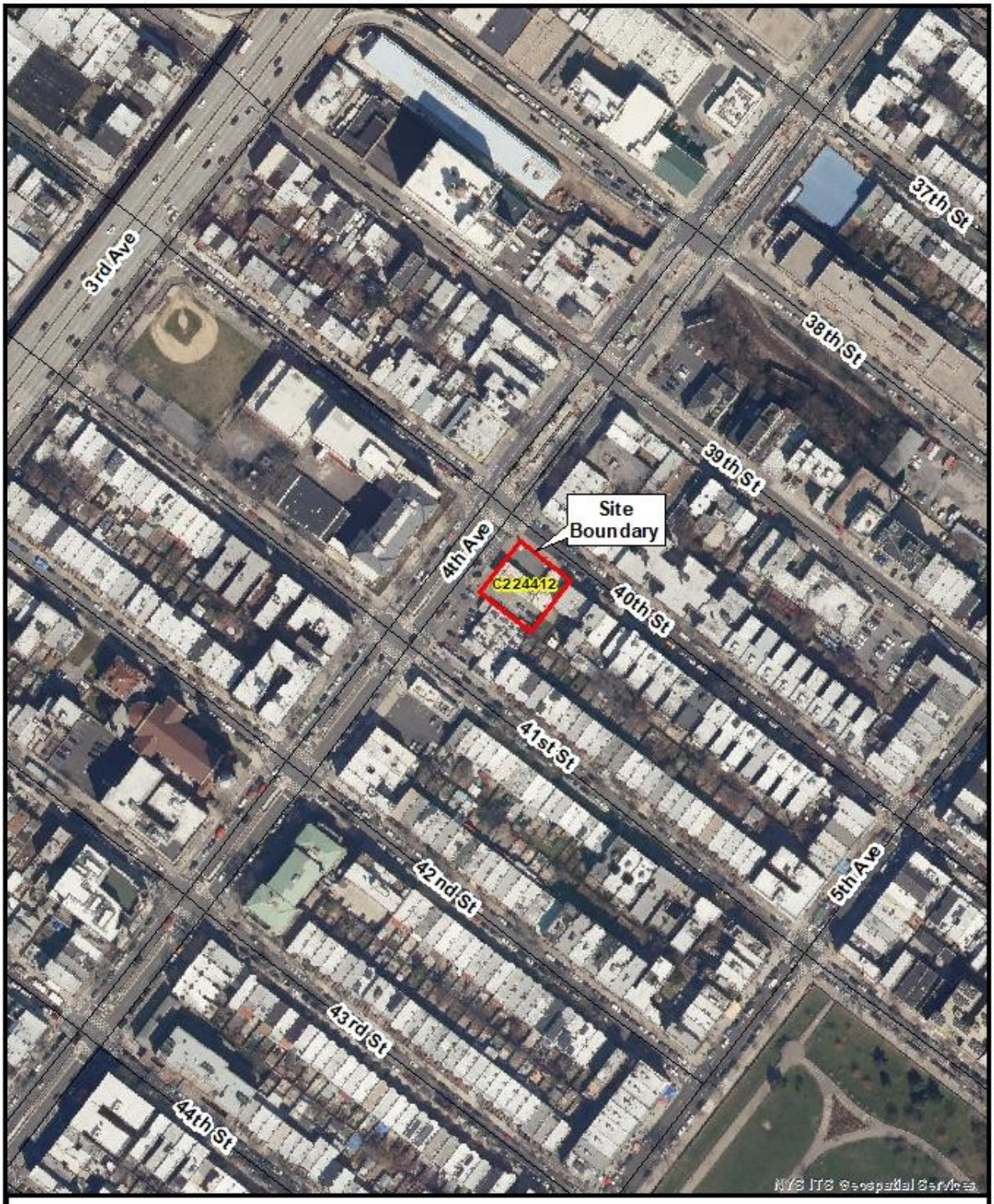
WHERE TO FIND INFORMATION

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

Site Location



Site Map

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

NEW YORK STATE Department of Environmental Conservation

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