

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;

- 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>

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/>

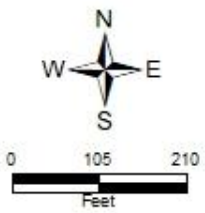
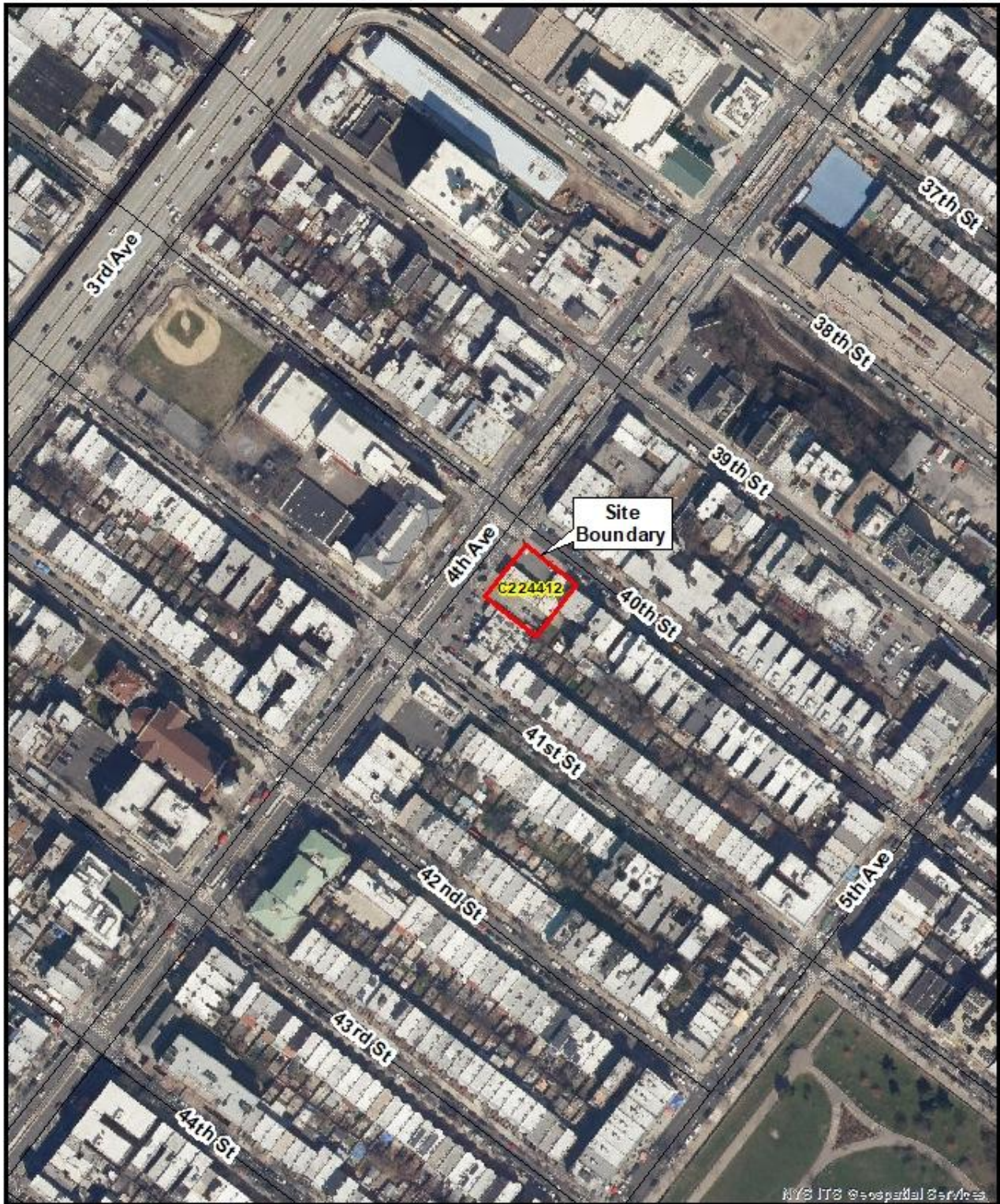
New York Public Library – Sunset Park Branch

5018 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





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