



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

272 4th Avenue
Brooklyn, NY 11215

SITE No. C224298

NYSDEC REGION 2

April 2022

Where to Find Information

Access project documents through the DECinfo Locator
<https://www.dec.ny.gov/data/DecDocs/C224298/>
and at these location(s):

Brooklyn Public Library – Park Slope Branch

431 6th Avenue
Brooklyn, NY 11215
(718) 832-1853

Brooklyn Community Board 6

250 Baltic Street,
Brooklyn, NY 11201
(718) 643-3027
Infobkc6@gmail.com

**Repositories may be temporarily unavailable due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance.*

Who to Contact

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

Project-Related Questions

Steven Wu, Project Manager
NYSDEC Region 2
1 Hunters Point Plaza
47-40 21st Street
Long Island City, NY 11101
(718) 482-6725
steven.wu@dec.ny.gov

Project-Related Health Questions

James M. Sullivan
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-5584
beeji@health.ny.gov

For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 272 4th Avenue site (“site”) located at 272 4th Avenue, Brooklyn, NY. 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 does not pose a significant threat to public health or the environment.

How to Comment: NYSDEC is accepting written comments about the proposed plan, called a “Draft Remedial Action Work Plan (RAWP)” for 45 days, from **April 7 through May 21, 2022.**

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224298/>.
- Documents also are available at the location(s) identified at left under “Where to Find Information.”
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the “Who to Contact” area at left.

Draft Remedial Work Plan: The proposed dual-track Restricted Residential Use remedy consists of:

- Excavation and off-site disposal of contaminated soil in the upper 15 feet across approximately half of the site (Track 2 portion), and in the upper 2 feet across the remainder of the site (Track 4 portion). Excavation would include removal of any tanks and associated piping, and any soil exceeding the protection of groundwater soil cleanup objectives (SCOs) for those contaminants found in site groundwater above standards.
- Implementation of localized dewatering in accordance with all federal, state, and local regulations, as necessary, to enable the remedial excavation activities that extend below the water table.
- Implementation of a groundwater treatment program in the western portion of the site to remediate groundwater contamination associated with NYSDEC Spill No. 2005727.
Collection and analysis of post-remedial documentation soil samples and groundwater samples to confirm the effectiveness of the remedy.
- Installation of a vapor mitigation system consisting of an active sub-slab depressurization system (SSDS) beneath at-grade portions of the proposed new building to prevent vapor intrusion. The portions of the building foundation that will be below the water table will have a waterproofing/vapor barrier installed as an element of construction.

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- Implementation of a Health & Safety Plan and a Community Air Monitoring Plan during all ground intrusive activities.
- Importing clean material that meets the established SCOs for use as backfill and/or reuse of excavated material that meets reuse criteria.
- Placement of a cover system, including a demarcation layer over areas without hardscape (buildings, asphalt or concrete) to address contamination remaining above restricted residential SCOs in the Track 4 portion of the site;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by 272 4th Avenue LLC (“applicant”) after performing a detailed investigation of the site under New York's BCP. A “Remedial Investigation Report”, which describes the results of the site investigation is also available for review at the locations identified on Page 1.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. 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 approximately 0.3-acre site is located in the Gowanus neighborhood of Brooklyn, NY and consists of 3 tax lots. The site contains three commercial buildings that are undergoing demolition: a two-story commercial building with a partial cellar on Lot 23 which was formerly occupied by an auto repair facility; a two-story commercial building with a partial cellar on Lot 13 which was formerly occupied by a restaurant with second-floor office space; and a single-story commercial building on Lot 17 which was formerly occupied by an auto repair facility. The site is bounded to the northeast by Carroll Street, followed by residential buildings and a café; to the southeast by 4th Avenue, followed by apartment buildings with first-floor commercial spaces; to the southwest by a New York City Transit (NYCT) system substation, followed by commercial buildings; and to the northwest by a community garden and vacant commercial building, followed by Denton Place. A NYCT subway tunnel

runs adjacent to the site beneath 4th Avenue. The planned redevelopment at the site includes a 13- to 14-story mixed use commercial and residential building.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224298) at:

<https://www.dec.ny.gov/cfm/extapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the site are petroleum-related volatile organic compounds (VOCs), semi-volatile organic compounds, polychlorinated biphenyls, per- and polyfluoroalkyl substances, and metals in soil and/or groundwater; and petroleum- and chlorinated solvent-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 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://www.dec.ny.gov/chemical/8450.html>

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:

www.dec.ny.gov/chemical/61092.html

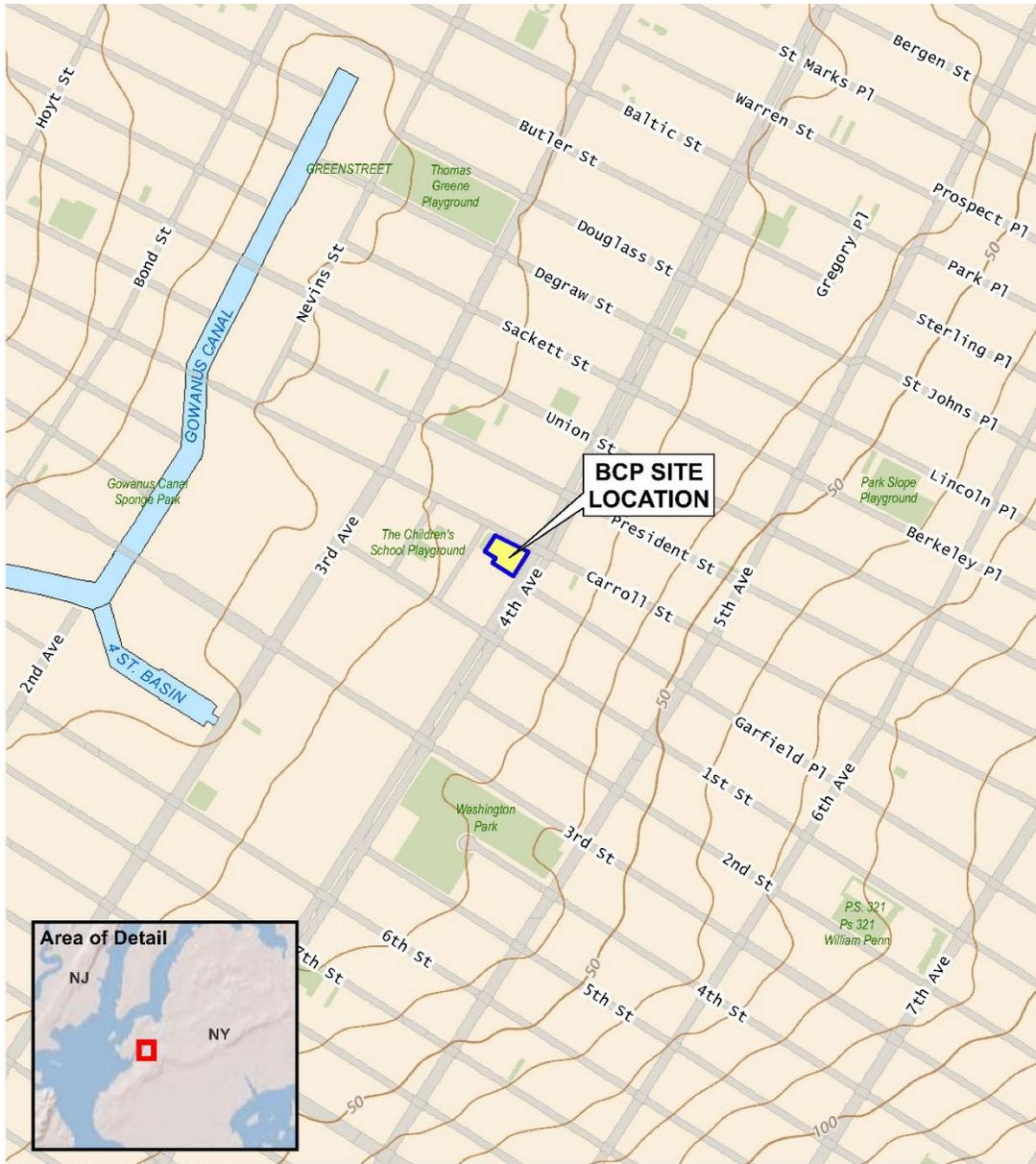
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

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Site Location



Service Layer Credits: USGS The National Map: 3d Elevation Program, Data Refreshed July, 2020





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Contact: Steven Wu, (718) 482-6725, Steven.wu@dec.ny.gov