

**NEW YORK STATE
DEPARTMENT OF**



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

FACT SHEET #1

Brownfield Cleanup Program

**Former Brighton Cleaners
3140 Coney Island Avenue
Brooklyn, NY 11235**

SITE No. C224157

NYSDEC REGION 2

June 2012

**Remedial Investigation and
Interim Remedial Measure To Begin**

This Fact Sheet is being distributed pursuant to New York State Environmental Conservation Law ("ECL") and the New York State Department of Environmental Conservation's ("NYSDEC") policies under the Brownfield Cleanup Program ("BCP"). You have been sent this Fact Sheet because you own property or live near the Former Brighton Cleaners facility ("Site") or because NYSDEC believes you may otherwise be interested in activities at the Site. NYSDEC, in consultation with the New York State Department of Health ("NYSDOH"), has approved the Remedial Investigation Work Plan ("RIWP") and Interim Remedial Measure Work Plan ("IRMWP") submitted by 3140 Coney Island Realty, LLC ("Volunteer"). The RIWP, IRMWP and other project documents are available for review at the document repositories identified on the left side of this page. The Remedial Investigation and Interim Remedial Measure activities are scheduled to begin in June and will take several months to complete.

Site Description: The Site, located at 3140 Coney Island Avenue in the Borough of Brooklyn, City of New York, is approximately 0.09 acres in size and is currently a vacant lot enclosed with construction fencing (see attached figure for site location). An underground storage tank ("UST") from the former building is present at the site. The Site was formerly owned and operated by Brighton Cleaners, and records show that a one-story commercial building with a basement was used as a dry cleaner from 1950 to 2003. The commercial building was demolished in 2009. The Volunteer intends to redevelop the Site for medical offices. The Site is currently zoned for residential use. Surrounding parcels are single family homes and apartment buildings. Tests performed at the Site show that the soil and groundwater beneath the site are contaminated with volatile organic compounds associated with the former dry cleaning operations at the site.

Highlights of the Remedial Investigation: The study to be done at the Site is called a "Remedial Investigation," and will be performed by the Volunteer with oversight by NYSDEC and NYSDOH. The remedial investigation has several goals:

1. Define the nature and extent of on-site soil, groundwater and soil vapor contamination;
2. Assess the impact of the contamination on public health and the environment; and
3. Provide information to support the development of a proposed remedy to address the contamination.

Key components of the work are as follows:

- Installation of soil borings and collection of soil samples;
- Installation of groundwater monitoring wells and collection of groundwater samples;
- Evaluation of the potential for tidal influence on groundwater beneath the site.
- Collection of groundwater samples from vertical profile wells to 100 feet below grade;
- Completion of a soil vapor intrusion investigation consisting of installation and sampling soil vapor probes.

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Elements of the Proposed IRM: The purpose of the proposed IRM is to remove a source(s) of contamination while the investigation of the Site and development of a final remedy are underway. The IRM proposed for this Site includes:

- removal of the out-of-service UST, and
- removal of VOC-impacted soils from the western portion of the Site.

The Volunteer will perform this work with oversight by NYSDEC and the NYSDOH. All work will be performed under a Site-Specific Health and Safety Plan and Community Air Monitoring Plan to ensure the protection of the general public and workers during implementation of the IRM and Remedial Investigation work. Air quality will be monitored around the perimeter of the site during soil disturbance activities such as excavation, loading and grading.

Next Steps: Remedial Investigation and IRM activities will start in June 2012, and will take several months to complete. All of the activities conducted during the RI/IRM, and all results obtained will be documented in an RI Report and an IRM Construction Completion Report. These reports will be the basis for determining what actions will be needed to address any contamination at the Site. If remedial actions are required, the Volunteer will prepare a Remedial Action Work Plan (RAWP) that describes the proposed remedy. The RAWP will be made available for public comment. The Volunteer must then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH. NYSDEC will keep the public informed during the cleanup of the Site.

Brownfield Cleanup Program Overview: New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse

of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and volunteers to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement ("BCA") with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The goal under the BCP is to remediate sites to a level that is protective of public health and the environment consistent with the proposed uses of the Site. When a Volunteer completes work, a release of liability from the NYSDEC is provided with standard reservations, and a Certificate of Completion (COC) is issued. With their receipt of a COC, the Volunteer 3140 Coney Island Realty, LLC would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for certain tax credits to offset the costs of remedial activities and for redevelopment of the Site.

A COC may be modified or revoked if, for example, the Volunteer does not comply with the terms of its BCA with NYSDEC, or if the Volunteer commits fraud regarding its application or its certification that it has met cleanup levels.

If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact the NYSDEC Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For information regarding New York State's Brownfield Cleanup Program, please visit our website at:

<http://www.dec.ny.gov/chemical/8450.html>

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: www.dec.ny.gov/chemical/61092.html. It's quick, it's free, and it will help keep you better informed. As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select. You may continue also to receive paper copies of site information for a time after you sign up with a county listserv, until the transition to electronic distribution is complete.

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Figure 1 – Site Location

