

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

Where to Find Information:

Project documents are available at the following location(s) to help the public stay informed.

Brooklyn Public Library

Brighton Beach Branch
16 Brighton First Road
Brooklyn, NY 11235
(718) 946-2917
Call for hours

NYSDEC, Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:

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

Project Related Questions

Bryan Wong, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4905
yywong@gw.dec.state.ny.us

Public Health questions:

Bridget Callaghan
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beej@health.state.ny.us

For additional information on the New York's Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

FACT SHEET #2

Brownfield Cleanup Program

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

August 2013

**SITE No. C224157
NYSDEC REGION 2**

**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) to address contamination related to the property (the "Site") located at 3140 Coney Island Avenue, Brooklyn, NY. Please see the site location map (attached) for the Site.

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the Site poses a significant threat to public health or the environment. This decision is based on the nature and extent of the existing contamination identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to Site-related contaminants via soil vapor intrusion. This determination means that funding for a Technical Assistance Grant ("TAG") is available to qualifying community groups. Please visit:

<http://www.dec.ny.gov/regulations/2590.html>

or contact the NYSDEC project manager for more information on how to apply for a TAG.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 28, 2013** through **October 11, 2013**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan and Proposed Decision Document: The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Action Work Plan". The proposed Track 4 restricted-residential use remedy consists of:

- Excavation and off-site disposal of an underground tank and associated contaminated soil, and contaminant impacted soil from western portion of the site down to 10 feet below sidewalk grade. (Already completed as an Interim Remedial Measure, or IRM);
- Excavation for construction and hot-spot removal;
- In-situ ("in-place") treatment of groundwater by introducing chemical oxidants to break down contaminants;
- Construction of a composite cover system consisting of concrete roads, sidewalk, and building slabs on the entire site;

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- A Soil vapor extraction system will be implemented to remove VOCs from the subsurface. The vapor extracted from the SVE system is then treated as necessary prior to being discharged to the atmosphere. The SVE system will also serve as Sub-Slab Depressurization system to prevent the migration of vapor into building from soil/or groundwater;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedy;
- Recording of an Environmental Easement to ensure implementation of the SMP.

The proposed remedy was developed by 3140 Coney Island Realty, LLC (the "Volunteer") after performing a detailed investigation of the Site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted and is also available for review at the locations identified on Page 1.

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.

Investigation to Date: The Remedial Investigation included soil, groundwater, and soil vapor sampling and analysis. Supplemental investigation work was performed in July 2012 in order to determine the full extent of contamination. Sampling has identified elevated concentrations of the chlorinated solvent tetrachloroethylene (also known as perchloroethylene, PCE, or "perc") and its breakdown products in soil, groundwater and soil vapor. PCE is a Volatile Organic Compound (VOC) which is commonly used in the dry cleaning process. The investigation identified contaminants in soil primarily in the western part of the site, at depths of 5 feet to 15 feet below ground surface. Groundwater beneath is located at approximately 10 feet below ground surface and is also contaminated with PCE and its breakdown products. The groundwater flow direction beneath the Site is to the south. The Remedial Investigation Report determined that removal or treatment of contaminated soil, as well as treatment of contaminated groundwater, would be required prior to development of the site. A soil vapor mitigation system may also be necessary.

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 draft RAWP is revised as needed to describe the selected remedy, and will be made available to the public. The applicant(s) 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.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination. For more information about the BCP, visit:

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

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. 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.

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

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Site Location Map

