



**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

Yukyin.wong@dec.ny.gov

Public Health questions:

Bridget Boyd
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beci@health.ny.gov

**For additional information on the New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Former Brighton Cleaners

3140 Coney Island Avenue
Brooklyn, NY 11235

SITE No. C224157

NYSDEC REGION 2

December 2015

NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address contamination related to the Former Brighton Cleaners site ("site") located at 3140 Coney Island Avenue, Brooklyn, Kings County under New York State's Brownfield Cleanup Program have been or will be met. Please see the map for the site location.

The cleanup activities were performed by 3140 Coney Island Realty ("Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been or will be completed to achieve the remedial action objectives:

- 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;
- A soil vapor extraction system (SVE) will be implemented to remove VOCs from 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.

Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been or will be achieved for the site.
- 3) Describes any institutional/engineering controls to be used. An institutional control is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An engineering control is a physical barrier or method to manage contamination such as a cap or vapor barrier.

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- 4) Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

The following institutional controls have been or will be put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

The following engineering controls have been or will be put in place on the site:

- Vapor Mitigation
- Cover System
- In-situ chemical oxidation
- Soil Vapor Extraction

Next Steps

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

- o has no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- o is eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

Site Description and Background

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 was most recently a vacant lot enclosed with construction fencing (see attached figure for site location). An underground storage tank ("UST") from the former building was present at the site prior to redevelopment. 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 with a commercial overlay. 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 operation at 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, C224157) at:

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

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>

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

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.

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

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Site Location Map

