

(Fact Sheet Begins Next)

## Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### Why You Should Go “Paperless”:

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



**Department of  
Environmental  
Conservation**

#### **Where to Find Information**

Access project documents through the DECinfo Locator and at these location(s):

<https://extapps.dec.ny.gov/data/DecDocs/C224208/>

#### **Brooklyn Public Library – Bushwick Branch**

340 Bushwick Avenue  
Brooklyn, NY 11206  
(718) 602-1348

#### **Brooklyn Community Board #1**

435 Graham Avenue  
Brooklyn, NY 11211  
(718) 389-0009  
[Bk01@cb.nyc.gov](mailto:Bk01@cb.nyc.gov)

#### **Who to Contact**

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

#### **Project-Related Questions**

Wendi Zheng, Project Manager  
NYSDEC  
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Long Island City, NY 11101  
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[Wendi.Zheng@dec.ny.gov](mailto:Wendi.Zheng@dec.ny.gov)

#### **Project-Related Health Questions**

Anthony Perretta  
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Albany, NY 12237  
(518) 402-7860  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

**For more information about New York's Brownfield Cleanup Program, visit:**

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

# **FACT SHEET**

**Brownfield Cleanup Program**

**Top Hat Cleaners**

**152 Graham Avenue  
Brooklyn, NY 11206**

**SITE No. C224208**

**NYSDEC REGION 2**

**February 2025**

## **Environmental Cleanup to Begin at Brownfield Site**

Action is about to begin that will address contamination related to the Top Hat Cleaners site ("site") located at 152 Graham Avenue, Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Reina Diaz and Belio Urena ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Action Work Plan (RAWP) protects public health and the environment and has approved the plan.

- Access the approved RAWP and other project documents online through the DECinfo Locator:  
<https://extapps.dec.ny.gov/data/DecDocs/C224208/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in May 2025 and last about 22 months.

**Highlights of the Upcoming Cleanup Activities:** The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Maintenance of an existing concrete cover system to prevent exposure to soil exceeding the restricted residential soil cleanup objectives. This will include enhancing the existing foundation slab and paving a small area of soil in the back yard;
- Treatment of contaminated groundwater through in-situ ("in place") bioremediation injections;
- Sealing any remaining underground vapor pathways (e.g., foundation and slab cracks) into the building;
- Installation of a soil vapor extraction (SVE) system, that incorporates an existing active sub-slab depressurization system;
- Excavation and off-site disposal of contaminated soil during installation of the SVE system;
- Performance of an on-site indoor air assessment to verify the effectiveness of the remedy;
- Implementation of a Site Management Plan (SMP) for the long-term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the Site to ensure proper use of the site.

# BROWNFIELD CLEANUP PROGRAM

A site-specific health and safety plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site workers and residents and includes required air monitoring as well as dust and odor suppression measures.

**Next Steps:** After the applicants complete the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicants. The applicants would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicants would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a site cover) necessary at the site in relation to the issuance of the Certificate of Completion.

**Site Description:** The site is located at 152 Graham Avenue and is identified as Block 3062, Lot 2 on the NYC Tax map. The site is 2,500 square feet (0.057 acres) in area and is developed with a three-story mixed-use commercial and residential building with a partial basement. The site is bordered to the north by Montrose Avenue and a three-story mixed commercial/residential building; to the east by residential structures and Humboldt Avenue; to the south by residential structures (four-story mixed residential/ commercial) and Johnson Avenue; and to the west by Graham Avenue. The site has been a dry-cleaning facility since circa 1960; however, it is currently a drop-off facility only and does not use chlorinated solvents as a cleaning agent.

No planned change of use is proposed as part of Site remediation, which is anticipated to achieve a

restricted-residential cleanup for continued mixed residential and commercial use.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224208) at:

<https://extapps.dec.ny.gov/cfm/extapps/derexternal/in dex.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 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://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

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***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.***

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## Stay Informed With DEC Delivers

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 DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>



# BROWNFIELD CLEANUP PROGRAM

## Site Location





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

**Contact: Wendi Zheng, (718) 482-7541, Wendi.Zheng@dec.ny.gov**