



**Brownfield Cleanup
Program**

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Tomat Service Station
DEC Site #: C224217
Address: 1815-1825 Ocean Avenue, Brooklyn, NY 11230

Have questions?
See
"Who to Contact"
Below

**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 Tomat Service Station site ("site"), which is located at 1815-1825 Ocean Avenue in Brooklyn. Please see the maps for the site location. Documents related to the cleanup of this site can be found at the locations identified below under "Where to Find Information."

The cleanup activities will be performed and funded by Ocean Units LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of 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 does not pose a significant threat to public health or the environment.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224217>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from June 9, 2017 through July 24, 2017. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

The proposed remedy consists of the following elements:

- Removal of Underground Storage Tanks (USTs), oil/water separators, hydraulic cylinders, and associated piping;
- Excavation and off-site disposal of contaminated soil;
- Cleanup of deep contaminated soil and contaminated groundwater using air sparging and soil vapor extraction. Air sparging injects air into the groundwater to remove contaminants from

the groundwater, while soil vapor extraction then captures the contaminated air as it rises to the surface;

- Establishment of a site cover to prevent contact with any remaining contamination;
- Implementation of a Site Management Plan (SMP) to ensure that the remedy remains in place and is effective; and
- Placing an environmental easement on the property to ensure compliance with the SMP.

Elements of the remedy are being performed under an approved Interim Remedial Measure (IRM). All USTs, oil/water separators, hydraulic cylinders, and associated piping have been removed from the site. Excavation of contaminated soil is in progress.

The selected remedy will protect public health and the environment by removing contamination from the on-site soil and groundwater. This cleanup is expected to restore the on-site soil to restricted residential cleanup objectives and the on-site groundwater to New York State Ambient Water Quality Standards. This remedy was selected above other alternatives due to the remedy's superior implementability and its protectiveness, given the planned redevelopment.

Summary of the Investigation

The Remedial Investigation included sampling of on-site soil, groundwater and soil vapor. The results of the investigation revealed that the soil, groundwater and soil vapor beneath the site are contaminated with petroleum-related contaminants. These contaminants include the petroleum constituents 1,2,4-trimethylbenzene and xylene. The soil and groundwater contamination require cleanup, as the contaminant levels exceed groundwater standards and soil cleanup objectives. A soil vapor intrusion evaluation will be conducted prior to occupancy of the proposed building.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The NYSDOH must also concur with the remedy. The final RWP (with revisions if necessary) and the Decision Document 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.

Background

Location: The site is located in an urban area and is 0.379 acres in size.

Site Features: The site is relatively flat and consists of two parcels, Lot 55 and Lot 58. The site is currently undergoing redevelopment as an apartment building. The lots are located on the east side of Ocean Avenue between Avenue M and Avenue N.

Current Zoning and Land Use: The site is currently inactive and has a residential zoning (R7A) for an apartment building. The surrounding parcels are used for a combination of single family residential and apartment buildings. Residential buildings border the site on three sides.

Past Use of the Site: The site was used as a gasoline service station and auto repair shop from the 1920's until 2015. Previous investigations found petroleum contamination in the deep soil and

groundwater beneath the site. Prior to redevelopment, underground and aboveground petroleum storage tanks were located on the property.

Site Geology and Hydrogeology: The soil beneath the site consists of historic fill above native soil. The fill material was found from the surface to about one foot below ground surface. The native soil is a mixture of brown sand and silt. Groundwater is encountered at 22-23 feet below ground surface and flows south.

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 DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following locations to help the public stay informed.

Brooklyn Public Library - Kings Highway
2115 Ocean Avenue
Brooklyn, NY 11229
Phone: 718-375-3037

Brooklyn Community Board 14
Attn: Alvin Berk
810 East 16th Street
Brooklyn, NY 11230
Phone: 718-859-6357
(info@cb14brooklyn.com)

Who to Contact

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

Project Related Questions

Jeffrey Dyber
NYS Department of Environmental Conservation
625 Broadway
Albany, NY 12233-7015
Phone: (518) 402-9621
Email: jeffrey.dyber@dec.ny.gov
Call for an appointment

Site-Related Health Questions

Renata Ockerby
New York State Department of Health
Corning Tower, Room 1787
Albany, NY 12237
Phone: (518) 402-7860
Email: beei@health.ny.gov

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: <http://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.

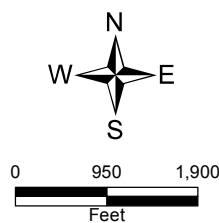
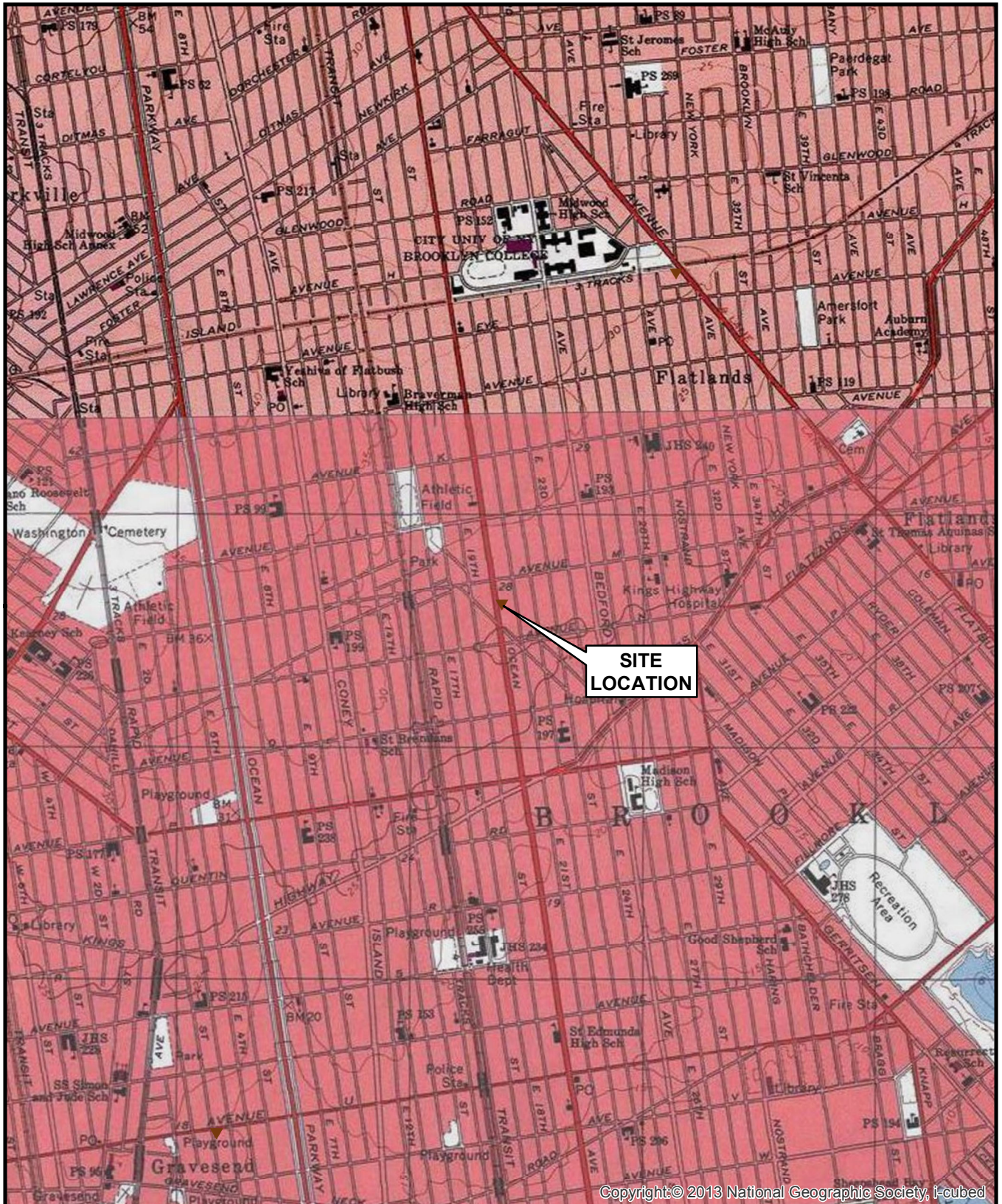


Figure 1
 Site Location Map
 Tomat Service Station
 Brooklyn, New York
 Site No. C224217





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

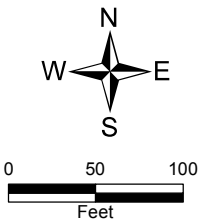


Figure 2
Site Map
Tomat Service Station
Brooklyn, New York
Site No. C224217

