



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Tomat Service Station
1815-1825 Ocean Avenue
Brooklyn, NY 11230

SITE No. C224217
NYSDEC REGION 2

December 2019

Where to Find Information

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

Document Repository Name

Brooklyn Public Library
2115 Ocean Avenue
Brooklyn, NY 11229
(718) 375-3037

Borough Community Board 14:

810 East 16th Street
Brooklyn, NY 11229
(718) 859-6357

Who to Contact

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

Project-Related Questions

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NYSDEC
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Albany, NY 12207
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Project-Related Health Questions

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ESP Corning Tower, Rm 1787
Albany, NY 12237
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For more information about New York's
Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Tomat Service Station site ("site") located at 1815-1825 Ocean Avenue in Brooklyn, NY under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed Ocean Units LLC. ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicant(s) has submitted a draft Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224217/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Highlights of the Site Cleanup: The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Excavation - Excavation and off-site disposal of 300 tons of petroleum impacted soil, 2,070 tons of historic fill material, and 6,500 tons of soil exceeding the restricted residential use soil cleanup objectives, the site-specific cleanup criteria. Clean fill was brought in to replace the excavated soil and to establish the design grades at the site.
- In-Situ (in-place) Chemical Oxidation (ISCO) - ISCO is a technology used to treat residual volatile organic compounds (VOCs) in the groundwater. A chemical oxidant was injected into the groundwater to improve groundwater quality.
- Site Cover System - The new development will maintain a site cover, which consists of the structures (buildings, pavement, sidewalks) comprising the site development and a 2-foot clean soil cover in landscaped areas. The soil cover will be placed over a demarcation layer, with the upper 6 inches of the soil of sufficient quality to maintain a vegetation layer.
- Installation of an Air Sparge with Soil Vapor Extraction (AS/SVE) system at the site to remediate VOC contamination identified during the investigation.

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- Development of a Site Management Plan (SMP) for long-term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls (IC/ECs); (2) monitoring; (3) operation and maintenance; and (4) reporting.
- An Environmental Easement was recorded to prevent future exposure to any contamination remaining at the site and to ensure implementation of the SMP.

Next Steps: When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Will have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description: The site is located at 1815-1825 Ocean Avenue in Brooklyn, NY and is identified as Block 7656, Lots 55 and 58 on the Kings Tax Map. The site is approximately 16,500 square feet and is located on the east side of Ocean Avenue between Avenue M and Avenue N. Historic site use included a gasoline service station (1920-2015). The site has been redeveloped as an apartment complex.

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

site ID, C224217) at:

<http://www.dec.ny.gov/cfm/external/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 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:
<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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:
www.dec.ny.gov/chemical/61092.html

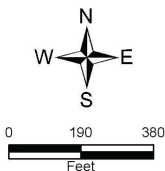
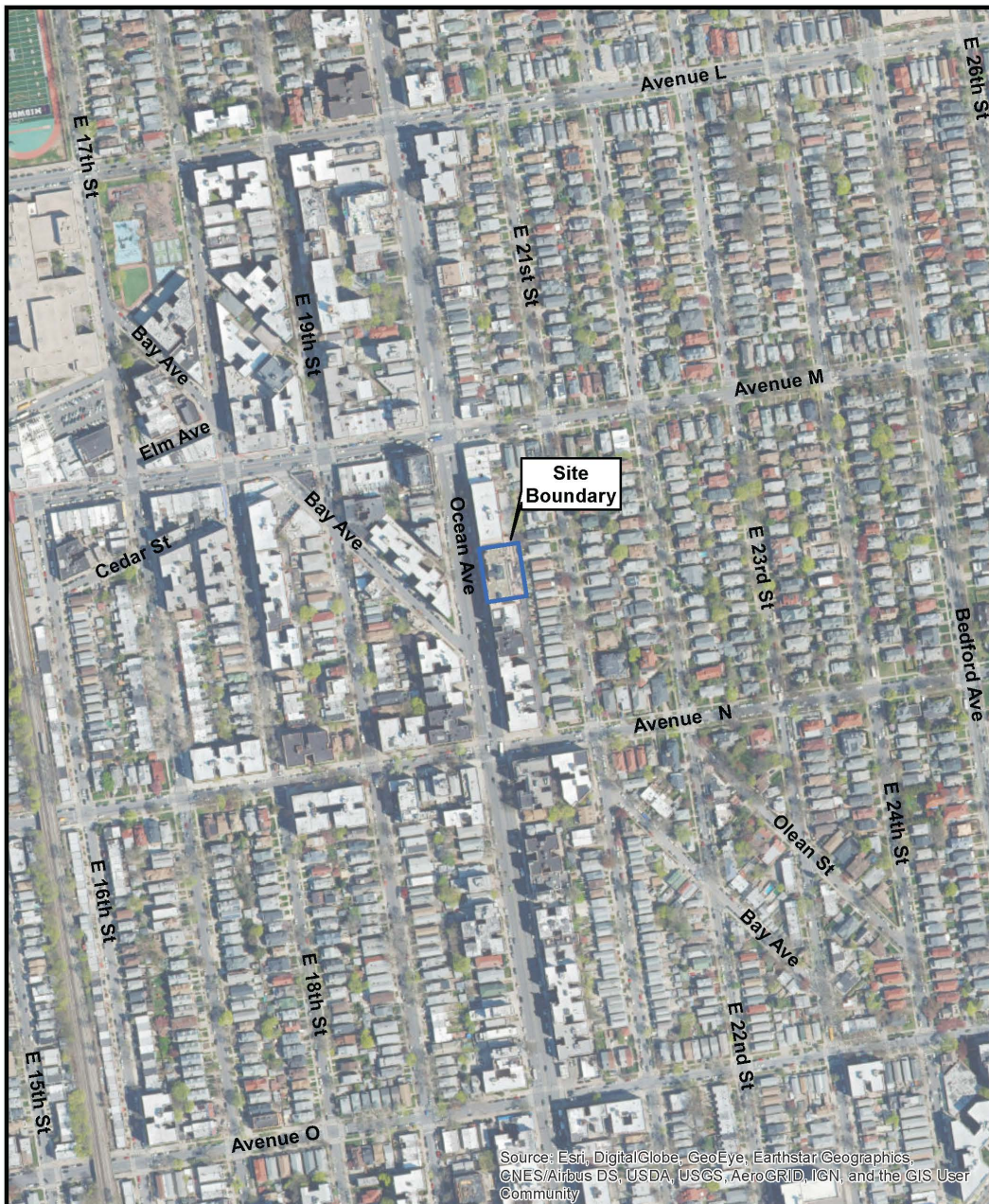
Note: Please disregard if you already have signed up and received this fact sheet electronically.

DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <http://www.dec.ny.gov/pubs/109457.html>

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Site Location Map



Site Map
Tomat Service Station
1815-1825 Ocean Ave.
New York City, Kings County
Site No. C224217

