



Department of
Environmental
Conservation

Where to Find Information

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

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

Borough Community Board 14
810 East 16th Street
Brooklyn, NY 11230
(718) 859-6357

Who to Contact

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

Project-Related Questions

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Project-Related Health Questions

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For more information about New York's Brownfield Cleanup Program, visit:
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

Tomat Service Station

1815-1825 Ocean Avenue
Brooklyn, NY 11230

SITE No. C224217

NYSDEC REGION 2

December 2019

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 Tomat Service Station site ("site") located at 1815-1825 Ocean Avenue in Brooklyn, NY 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 Ocean Units LLC. ("applicant") with oversight provided by the NYSDEC. NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the FER, Notice of COC and other 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."

Completion of the Project: The following activities have been 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. 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 volatile organic compounds (VOCs) in 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 was placed over a demarcation layer to act as a visual reference.
- Installation of an Air Sparge - Soil Vapor Extraction (AS/SVE) system to remediate VOC contamination in soil and groundwater.
- 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

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(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.

Final Engineering Report Approved: NYSDEC has approved the FER, 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.
- 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 put in place on the site:

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

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

- Cover System
- AS/SVE System

Next Steps: With its receipt of a COC, the applicant(s) is eligible to redevelop the site. In addition, the applicant(s):

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

A COC 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: 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 County 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 a residential 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/externalapps/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

