

DECISION DOCUMENT

Former New City Link Auto Repair Site
Brownfield Cleanup Program
Brooklyn, Kings County
Site No. C224407
February 2026



**Department of
Environmental
Conservation**

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

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Statement of Purpose and Basis

This document presents the remedy for the Former New City Link Auto Repair brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the Former New City Link Auto Repair Site and the public's input to the proposed remedy presented by NYSDEC.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent

feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

Excavation and off-site disposal of contaminant source areas, including:

- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater above standards; and
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Excavation and off-site disposal of all on-site soils which exceed restricted-residential SCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that

SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Soil Vapor Extraction (SVE)

Soil vapor extraction (SVE) will be implemented to remove volatile organic compounds (VOCs) from the subsurface and to prevent off-site migration of contaminated soil vapor. VOCs will be physically removed from the soil by applying a vacuum to wells that have been installed into the vadose zone (the area below the ground but above the water table). The vacuum draws air through the soil matrix which carries the VOCs from the soil to the SVE well. The air extracted from the SVE wells is then treated as necessary prior to being discharged to the atmosphere.

Prior to the full implementation of this technology, on-site pilot scale studies will be conducted to more clearly define design parameters, including the number and depth of SVE wells.

Upon system startup, SVE wells will be tested to confirm vacuum influence and effectiveness of the system. Vacuum monitoring points will be installed near the site boundaries to evaluate SVE effectiveness at preventing off-site migration of contaminated vapors.

5. In-Situ Chemical Oxidation (ISCO)

In-situ chemical oxidation (ISCO) will be implemented to treat petroleum VOCs in saturated soil and groundwater. A chemical oxidant will be injected into the subsurface via injection wells to destroy the contaminants located in the northwestern portion of the site where petroleum related compounds were elevated in the groundwater. The method and depth of injection will be determined during the remedial design.

Prior to the full implementation of this technology, laboratory and/or on-site pilot scale studies will be conducted to more clearly define design parameters, including the number and depth of injection wells.

Monitoring will be required up-gradient, down-gradient, within the treatment zone for VOCs, dissolved oxygen and oxidation/reduction potential. Additional treatment, as necessary based on the result of the initial treatment, may be completed under the Site Management Plan.

6. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

7. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

8. Site Management Plan

A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls: The Environmental Easement discussed in Remedy Element 7 above.
 - Engineering Controls: Groundwater Monitoring associated with ISCO discussed in Remedy Element 5, the SVE system discussed in Remedy Element 4, and the vapor mitigation system discussed in Remedy Element 6.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
 - descriptions of the provisions of the environmental easement including any land use, and groundwater water use restrictions;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
 - monitoring of groundwater to assess the performance and effectiveness of the remedy; and
 - a schedule of monitoring and frequency of submittals to NYSDEC.

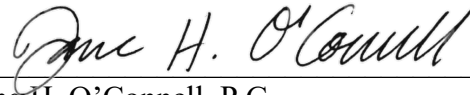
- c. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:
- procedures for operating and maintaining the remedy;
 - compliance monitoring of treatment systems to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting,
 - maintaining site access controls and NYSDEC notification; and
 - providing NYSDEC access to the site and O&M records.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

2/27/2026

Date _____



Jane H. O'Connell, P.G.

Regional Remediation Engineer, Region 2

DECISION DOCUMENT

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Brooklyn, Kings County
Site No. C224407
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SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

NYSDEC has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

NYSDEC seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by NYSDEC in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application
<https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C224407>

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

Brooklyn Public Library Cortelyou Branch
1305 Cortelyou Road at Argyle Road
Brooklyn, NY 11226
Phone: (718) 693-7763

Receive Site Citizen Participation Information By Email

Please note that NYSDEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at <http://www.dec.ny.gov/chemical/61092.html>

SECTION 3: SITE DESCRIPTION AND HISTORY

Site Location: The approximately 0.44 acre site is located at 545-547 Coney Island Avenue and 50 Hinckley Place in Brooklyn, Kings County, NY, and is identified as Block 5114, Lots 1, 3, and 29 on the New York City Tax Map. The site is located within an urban area of Prospect Park South characterized by multi story commercial and residential buildings. The site is bounded by Hinckley Place followed by a mixed use multi story commercial and residential building to the north, Beverley Road followed by mixed use commercial and residential buildings to the south, a Shell gasoline service station across Coney Island Avenue to the southwest, one and two family residential homes to the east, Public School 889 to the northwest and a commercial use building operating as a KFC to the west across Coney Island Avenue.

Site Features: The site was most recently improved with a two-story warehouse located on Lot 3, a one-story garage with a partial cellar located on Lot 1, and a one-story commercial building on the northern portion of Lot 29. All structures were demolished in December 2024, and the site is currently vacant.

Current Zoning and Land Use: The site is located in an R6-A residential zoning district with a C2-4 commercial overlay. The proposed development of this property is consistent with the current zoning.

Past Site Use: Lots 1 and 3 were comprised of one tax lot developed with a two-story residential dwelling in the eastern region of the site along Hinckley Place as early as 1905. Between 1905 and 1929, a filling station was constructed in the western region of the site along Coney Island Avenue and included a one-story storefront, a one-story auto related development, and three gasoline tanks in the northwest corner of the site. In addition to the continued operation as a gasoline filling station, by 1935 the auto repair facility in the southern region of the site expanded to include auto laundry, auto greasing, battery service, and tire repairs. In the early 1960s the previously existing one-story building in Lot 1 was constructed, and a gasoline service station occupied the site until approximately 1977. Between 1977 and 1978, the former

residential dwelling was razed, and a two-story warehouse was constructed in Lot 3 and utilized for auto parts storage and repair. The site remained relatively unchanged post 1979 through the present and was most recently operated as a construction and plumbing goods supplier warehouse with associated parking, and as an auto body and auto repair shop. In addition, the northern portion of the auto repair shop was used for auto painting.

According to Sanborn Fire Insurance Maps, Lot 29 was developed with three storefronts along Coney Island Avenue by 1905. By 1929, a two-story dwelling was constructed on the eastern half of the lot. By 1950, the storefronts were demolished. According to a 1966 Certificate of Occupancy the site was operating as dry cleaning and clothes pressing establishment utilizing tetrachloroethene as a solvent. Sanborn maps indicate that the dry cleaner continued operating through the late 1970s. A parking lot was present to the south of the dry cleaner. By the late 1970s, the dry cleaner appeared to no longer be in operation and the dwelling was no longer present. The property remained relatively unchanged through the present and most recently operated as a 7-Eleven convenience store and associated parking lot.

Site Geology and Hydrogeology: Based on borings completed during the Phase II Environmental Investigation in 2022 and the Remedial Investigation in 2024 and 2025, the site is underlain by a layer of fill material consisting of light to dark brown sand with varying amounts of silt, clay, gravel, brick, concrete, and asphalt. Fill extends from the surface to variable depths between 1 and 7 ft below ground surface (bgs) throughout the site. The fill is underlain by a potential native layer consisting of brown fine to coarse sand and gravel with intermittent lenses of clay and silt extending up to the terminus of each boring at depths up to 65 ft bgs. The topography of the site is generally flat, with an elevation of approximately 91 feet above mean sea level. Groundwater was encountered at 35.30 to 37.74 ft bgs. The inferred groundwater flow direction for the area surrounding the site is from the east to west.

Site location maps are attached as Figure 1 and a site layout is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

NYSDEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives that restrict the use of the site to restricted-residential use (which allows for commercial use and industrial use) as described in Part 375-1.8(g) were evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not have an obligation to address off-site contamination. NYSDEC, in consultation with NYSDOH, has determined that this site poses a significant threat to public health; accordingly, enforcement

action is necessary.

NYSDEC will seek to identify any parties (other than the Volunteer) known or suspected to be responsible for contamination at or emanating from the site, referred to as Potentially Responsible Parties (PRPs). NYSDEC will bring an enforcement action against the PRPs. If an enforcement action cannot be brought or does not result in the initiation of a remedial program by any PRPs, NYSDEC will evaluate the off-site contamination for action under the State Superfund. The PRPs are subject to legal actions by the State for recovery of all response costs the State incurs or has incurred.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- sub-slab vapor

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. NYSDEC has developed

SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: <http://www.dec.ny.gov/regulations/61794.html>

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

lead	n-propylbenzene
tetrachloroethene (PCE)	polychlorinated biphenyls (PCB)
xylene (mixed)	benzo(a)anthracene
1,2,4-trimethylbenzene	benzo(a)pyrene
1,3,5-trimethylbenzene	chrysene
arsenic	benzo(k)fluoranthene
ethylbenzene	trichloroethene (TCE)
benzene	cis-1,2-dichloroethene

The contaminants of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

There were no IRMs performed at this site during the RI.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination: The primary contaminants of concern present on site include petroleum volatile organic compounds (VOCs) and semi volatile organic compounds

(SVOCs) detected in soil; petroleum VOCs in groundwater; chlorinated VOCs and petroleum VOCs in soil vapor and in sub-slab soil vapor.

Soil - Soil analytical data was compared to the restricted residential soil cleanup objectives (RRSCOs), as well as the protection of groundwater (PG) SCOs for those contaminants found in groundwater exceeding standards. The highest concentrations of petroleum VOCs were detected at a depth ranging between 38 and 48.5 feet below surface grade (bsg) in the northwestern portion of the site, including maximum concentrations of 1,2,4-trimethylbenzene (TMB) at 310 parts per million (ppm), which exceeds the RRSCO of 100 ppm and the PGSCO of 5.9 ppm; 1,3,5-TMB at 30 ppm (PGSCO of 3.1 ppm); n-propylbenzene at 32 ppm (PGSCO of 5 ppm); n-butylbenzene at 26 ppm (PGSCO of 18 ppm); ethylbenzene at 27 ppm (PGSCO of 1 ppm); and total xylenes at 73 ppm (PGSCO of 1.2 ppm).

The highest concentrations of SVOCs were identified in shallow non-native material between 3 and 5 feet bgs in the northeastern portion of the site, including maximum concentrations of benzo(a)anthracene at 14 ppm (RRSCO of 1.4 ppm); benzo(a)pyrene at 12 ppm (RRSCO of 1 ppm); benzo(b)fluoranthene at 17 ppm (RRSCO of 1.4 ppm); and chrysene at 14 ppm (RRSCO of 4.9 ppm).

The highest concentration of metals was identified in impacted shallow non-native material between 3 and 7 feet bgs in the central, and eastern portions of the site. Including maximum concentrations of arsenic at 29.4 ppm (RRSCO of 16 ppm); and lead at 1520 ppm (RRSCO of 400 ppm).

The highest concentrations of polychlorinated biphenyls (PCBs) were identified in impacted shallow non-native material between 3 and 5 feet bgs in the northeastern portion of the site. PCBs were identified at a maximum concentration of 3.65 ppm, which exceeds the applicable RRSCO of 1 ppm.

No pesticides or PFAS were detected at levels exceeding RRSCOs or PGSCOs in soil. Data does not indicate any off-site impacts in soil related to the site.

Groundwater - The highest concentrations of petroleum VOCs were detected exceeding the NYSDEC Ambient Water Quality Standards and Guidance Value (AWQSGVs) within shallow monitoring wells on the northwestern portion of the site. 1,2,4 TMB was detected at a maximum concentration of 1500 ppb (the AWQSGV is 5 ppb); 1,3,5 TMB at a maximum concentration of 360 ppb (the AWQSGV is 5 ppb); ethylbenzene at a maximum concentration of 1600 ppb (the AWQSGV is 5 ppb); and total xylenes, at a maximum concentration of 4300 ppb (the AWQSGV is 5 ppb).

PFOS was detected at a maximum concentration of 0.0619 ppb, which exceeds the AWQSGV of 0.0027 ppb. PFOA was detected at a maximum concentration of 0.347 ppb, which exceeds the AWQSGV of 0.0067 ppb.

Data indicates the potential for off-site impacts in groundwater related to this site.

Soil Vapor/Sub Slab Soil Vapor - Petroleum VOCs concentrations were detected in soil vapor throughout the site, including 1,2,4 TMB at a maximum concentration of 317 micrograms per cubic meter (ug/m3), 1,3,5 TMB at 130 ug/m3, benzene at 355 ug/m3, and ethylbenzene at 58.6 ug/m3.

The highest concentrations of chlorinated VOCs were detected within soil vapor and sub-slab vapor in the central-west portion of the site. Tetrachloroethene (PCE) was detected at a maximum concentration in soil vapor samples at 15,100 ug/m3, and in sub slab soil vapor samples at 4,410 ug/m3, respectively. Trichloroethene (TCE) was detected at a maximum concentration in soil vapor samples at 295 ug/m3, and in sub slab soil vapor samples at 405 ug/m3, respectively. Cis-1,2-dichloroethene (Cis-1,2- DCE) was detected at a maximum concentration in soil vapor samples at 741 ug/m3, and in sub slab soil vapor samples at 2,590 ug/m3, respectively.

Data indicates the potential for off-site impacts in soil vapor related to the site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure*.

The site is currently vacant and consists of three vacant lots. People who enter the site may contact soil contaminants by walking or disturbing the soils. Contaminated groundwater at the site is not used for drinking or other purposes and the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within the soil) may move into buildings and affect the indoor air quality. This process which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The site is vacant so inhalation of site contaminants in indoor air via soil vapor intrusion is not a current concern. However, environmental sampling indicates that the potential exists for the inhalation of site contaminants due to soil vapor intrusion both off-site and for any future on-site development.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

RAOs for Environmental Protection

- Restore ground water aquifer to pre-disposal/pre-release conditions, to the extent practicable.
- Remove the source of ground or surface water contamination.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

RAOs for Environmental Protection

- Prevent migration of contaminants that would result in groundwater or surface water contamination.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 2: Restricted Residential use with generic soil cleanup objectives remedy.

The selected remedy is referred to as the Excavation, ISCO, SVE, and SSDS remedy.

The elements of the selected remedy, as shown in Figures 3 through 7 are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy

stewardship over the long term;

- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar NYSDEC accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Excavation

Excavation and off-site disposal of contaminant source areas, including:

- soils which exceed the protection of groundwater soil cleanup objectives (PGWSCOs), as defined by 6 NYCRR Part 375-6.8 for those contaminants found in site groundwater

- above standards; and
- any underground storage tanks (USTs), fuel dispensers, underground piping or other structures associated with a source of contamination.

Excavation and off-site disposal of all on-site soils which exceed restricted-residential SCOs, as defined by 6 NYCRR Part 375-6.8 in the upper 15 feet. If a Track 2 restricted residential cleanup is achieved, a Cover System will not be a required element of the remedy. Collection and analysis of confirmation samples at the remedial excavation depths will be used to verify that SCOs for the site have been achieved. If confirmation sampling indicates that SCOs were not achieved at the stated remedial depth, the Applicant must notify NYSDEC, submit the sample results and, in consultation with NYSDEC, determine if further remedial excavation is necessary. Further excavation for development will proceed after confirmation samples demonstrate that SCOs for the site have been achieved.

To ensure proper handling and disposal of excavated material, waste characterization sampling will be completed for all identified contaminated site material. Waste characterization sampling will be performed exclusively for the purposes of off-site disposal in a manner suitable to receiving facilities and in conformance with applicable federal, state and local laws, rules, and regulations and facility-specific permits.

3. Backfill

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to replace the excavated soil and establish the designed grades at the site.

4. Soil Vapor Extraction (SVE)

Soil vapor extraction (SVE) will be implemented to remove volatile organic compounds (VOCs) from the subsurface and to prevent off-site migration of contaminated soil vapor. VOCs will be physically removed from the soil by applying a vacuum to wells that have been installed into the vadose zone (the area below the ground but above the water table). The vacuum draws air through the soil matrix which carries the VOCs from the soil to the SVE well. The air extracted from the SVE wells is then treated as necessary prior to being discharged to the atmosphere.

Prior to the full implementation of this technology, on-site pilot scale studies will be conducted to more clearly define design parameters, including the number and depth of SVE wells.

Upon system startup, SVE wells will be tested to confirm vacuum influence and effectiveness of the system. Vacuum monitoring points will be installed near the site boundaries to evaluate SVE effectiveness at preventing off-site migration of contaminated vapors.

5. In-Situ Chemical Oxidation (ISCO)

In-situ chemical oxidation (ISCO) will be implemented to treat petroleum VOCs in saturated soil and groundwater. A chemical oxidant will be injected into the subsurface via injection wells to destroy the contaminants located in the northwestern portion of the site where petroleum related

compounds were elevated in the groundwater. The method and depth of injection will be determined during the remedial design.

Prior to the full implementation of this technology, laboratory and/or on-site pilot scale studies will be conducted to more clearly define design parameters, including the number and depth of injection wells.

Monitoring will be required up-gradient, down-gradient, within the treatment zone for VOCs, dissolved oxygen and oxidation/reduction potential. Additional treatment, as necessary based on the result of the initial treatment, may be completed under the Site Management Plan.

6. Vapor Mitigation

Any on-site buildings will be required to have a sub-slab depressurization system, or other acceptable measures, to mitigate the migration of vapors into the building from the subsurface.

7. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to NYSDEC a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for restricted residential use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYCDOHMH; and
- require compliance with the NYSDEC approved Site Management Plan.

8. Site Management Plan

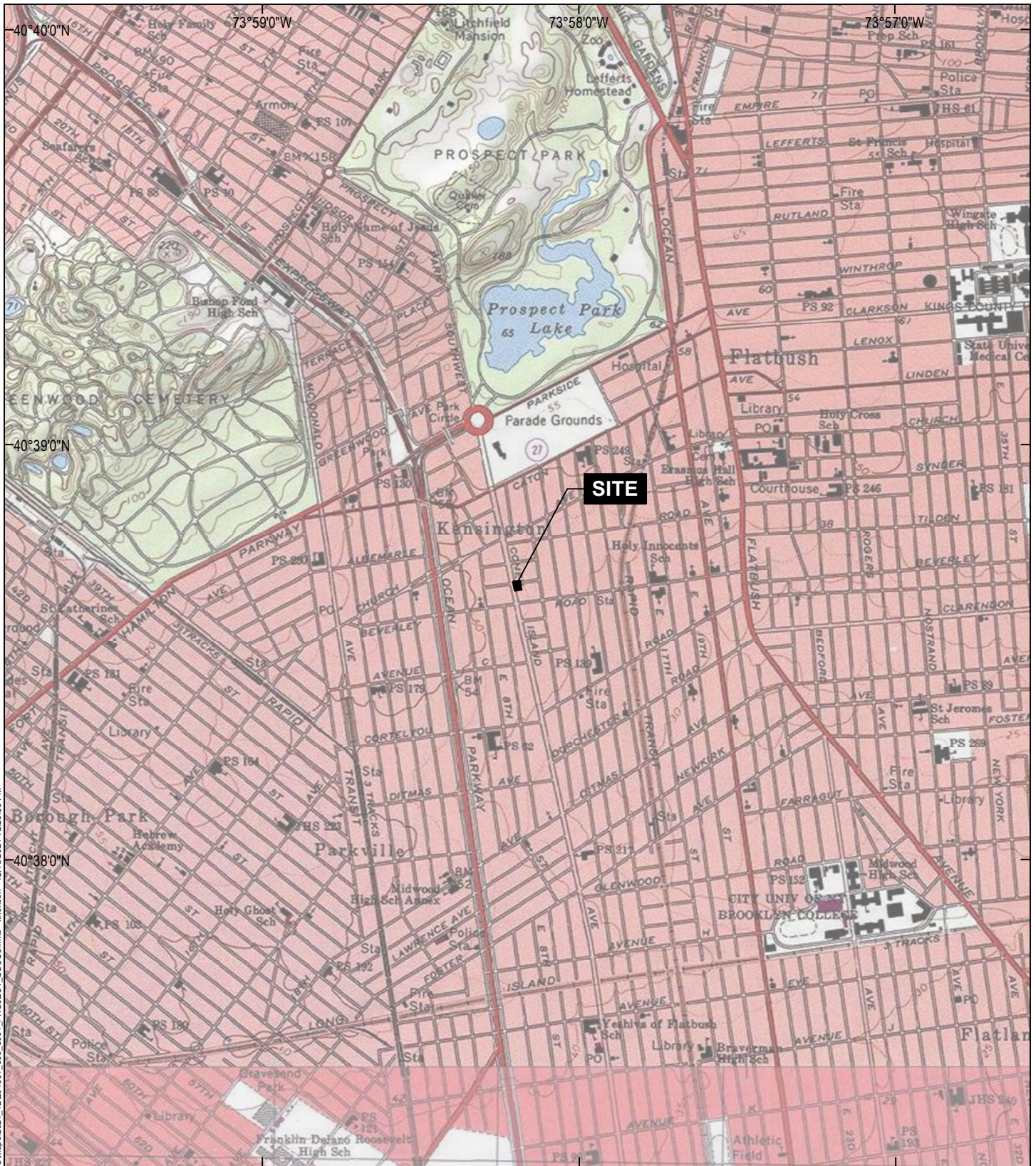
A Site Management Plan is required, which includes the following:

- a. an Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
 - Institutional Controls: The Environmental Easement discussed in Remedy Element 7 above.
 - Engineering Controls: Groundwater Monitoring associated with ISCO discussed in Remedy Element 5, the SVE system discussed in Remedy Element 4, and the vapor mitigation system discussed in Remedy Element 6.

This plan includes, but may not be limited to:

- an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
- descriptions of the provisions of the environmental easement including any land use,

- and groundwater water use restrictions;
 - provisions for the management and inspection of the identified engineering controls;
 - maintaining site access controls and NYSDEC notification; and
 - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.
- b. a Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
- monitoring of groundwater to assess the performance and effectiveness of the remedy; and
 - a schedule of monitoring and frequency of submittals to NYSDEC.
- c. An Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the remedy. The plan includes, but is not limited to:
- procedures for operating and maintaining the remedy;
 - compliance monitoring of treatment systems to ensure proper O&M as well as providing the data for any necessary permit or permit equivalent reporting,
 - maintaining site access controls and NYSDEC notification; and
 - providing NYSDEC access to the site and O&M records.



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MAP SOURCE: USGS
 SITE COORDINATES: 40°38'39"N, 73°58'10"W

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547 CONEY ISLAND AVENUE AND 50 HINKLEY PLACE
 BROOKLYN, NEW YORK

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
 JULY 2025

FIGURE 1



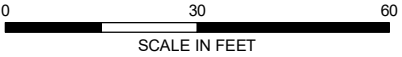
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LEGEND

- BLOCK 5114 SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



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BROOKLYN, NEW YORK


SITE PLAN

JULY 2025

FIGURE 2



LEGEND

 BLOCK 5114 SITE BOUNDARY

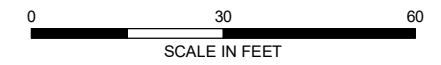
 PARCEL BOUNDARY

PROPOSED REMEDIAL EXCAVATION DEPTHS IN FEET BELOW GROUND SURFACE (FT BGS)

 15 FT BGS

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



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ALTERNATIVE I EXCAVATION PLAN

JULY 2025




FIGURE 3

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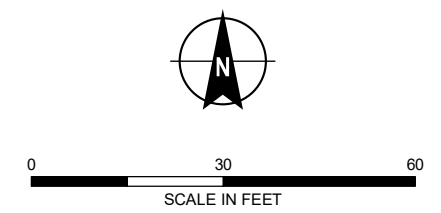


LEGEND

-  BLOCK 5114 SITE BOUNDARY
-  PARCEL BOUNDARY
-  CONFIRMATION SAMPLE LOCATION

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



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CONFIRMATION SAMPLE LOCATION PLAN

JULY 2025

FIGURE 4



LEGEND

- BLOCK 5114 SITE BOUNDARY
- PARCEL BOUNDARY
- PROPOSED GROUNDWATER TREATMENT AREA
- APPROXIMATE INJECTION POINT LOCATION WITH 20 FOOT RADIUS OF INFLUENCE

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



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CONCEPTUAL IN-SITU INJECTION PLAN

JULY 2025




FIGURE 5

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LEGEND

-  BLOCK 5114 SITE BOUNDARY
-  PARCEL BOUNDARY
-  POST-REMEDATION GROUNDWATER MONITORING WELL LOCATION

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024
4. BUILDING LAYOUT FROM ARCHITECTURAL SET FOR CONEY ISLAND AVENUE NEW RESIDENTIAL DEVELOPMENT, FLOOR PLAN - CELLAR (SHEET A100.00) PREPARED BY DANIEL M. CONDATORE, RA, DATED MARCH 5, 2025.

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**POST-REMEDATION GROUNDWATER
MONITORING WELL LOCATION PLAN**

JANUARY 2026

FIGURE 6

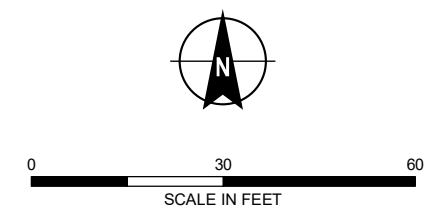


LEGEND

- BLOCK 5114 SITE BOUNDARY
- PARCEL BOUNDARY
- PROPOSED SVE WELL
- ASSUMED 15 FT RADIUS OF INFLUENCE
- PROPOSED SVE MONITORING POINT

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024
4. DEFINITIONS:
 FT BGS = FEET BELOW GROUND SURFACE
 SVE = SOIL VAPOR EXTRACTION
5. CONCEPTUAL SVE WELL CONSTRUCTION:
 ALTERNATIVE I - EACH LOCATION WILL HAVE AN SVE WELL SCREENED FROM 20 TO 30 FT BGS
 ALTERNATIVE II - EACH LOCATION WILL HAVE THREE CO-LOCATED SVE WELLS SCREENED FROM 5 TO 15 FT BGS, 15 TO 25 FT BGS, AND 25 TO 30 FT BGS.
6. SOIL VAPOR PROBE LOCATIONS SHOWN ARE FROM FIGURE 8.



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 BROOKLYN, NEW YORK

**ALTERNATIVE I AND II:
 CONCEPTUAL SVE
 SYSTEM LAYOUT**

SEPTEMBER 2025

FIGURE 7

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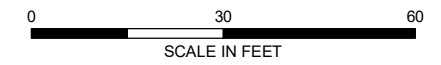


LEGEND

- BLOCK 5114 SITE BOUNDARY
- PARCEL BOUNDARY
- CONCEPTUAL SUB-SLAB HORIZONTAL PIPING NETWORK
- ▲ POTENTIAL SUB-SLAB VAPOR MONITORING POINT
- RISER PIPE EXTENDING FROM SUB-SLAB TO BUILDING ROOF

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. ASSESSOR PARCEL DATA SOURCE: KINGS COUNTY
3. AERIAL IMAGERY SOURCE: NEARMAP, 11 OCTOBER 2024



547 CONEY ISLAND AVENUE AND 50 HINCKLEY PLACE
BROOKLYN, NEW Y

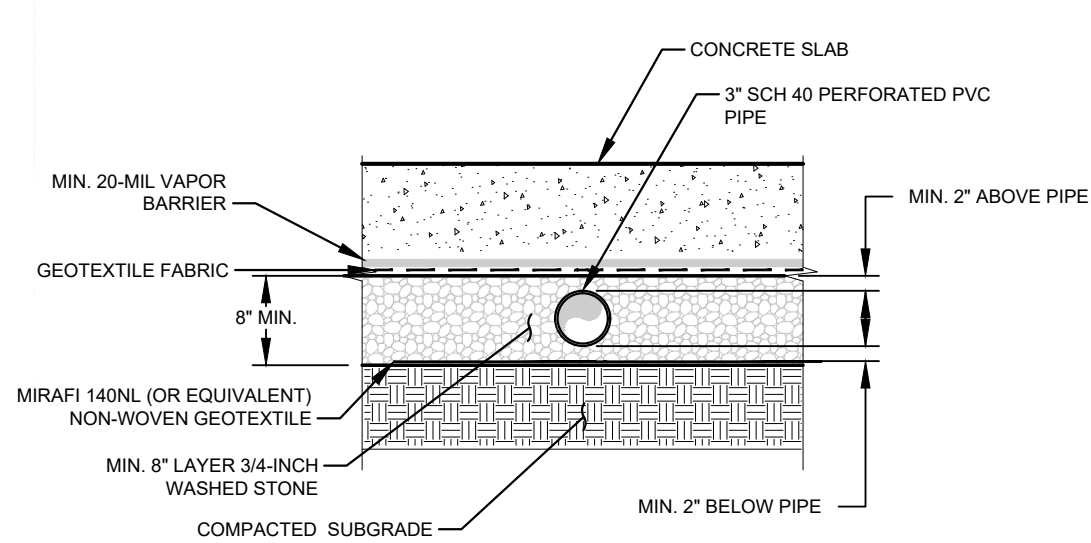
CONCEPTUAL ACTIVE SSDS PLAN

JULY 2025

FIGURE 8A

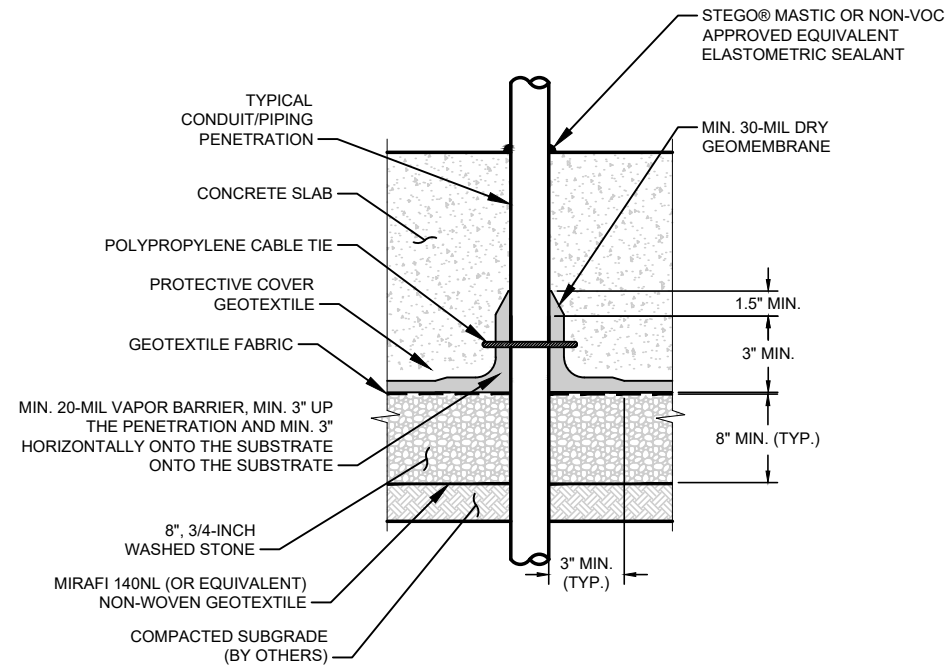
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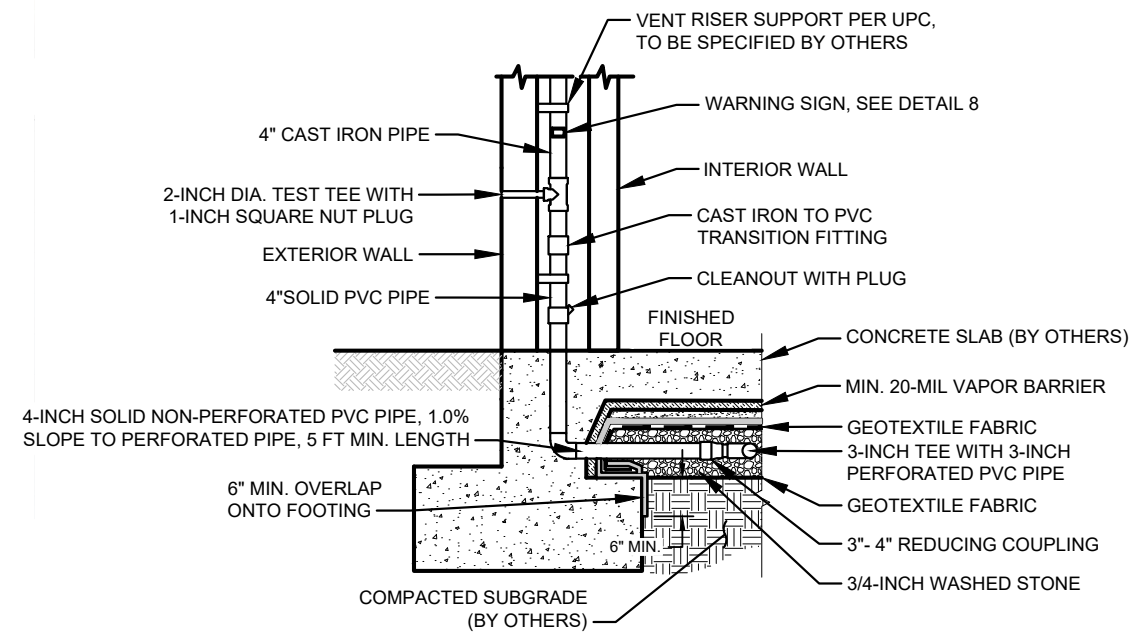
1 SUB-SLAB PIPING WITHIN GAS PERMEABLE LAYER (TYP.)

NTS



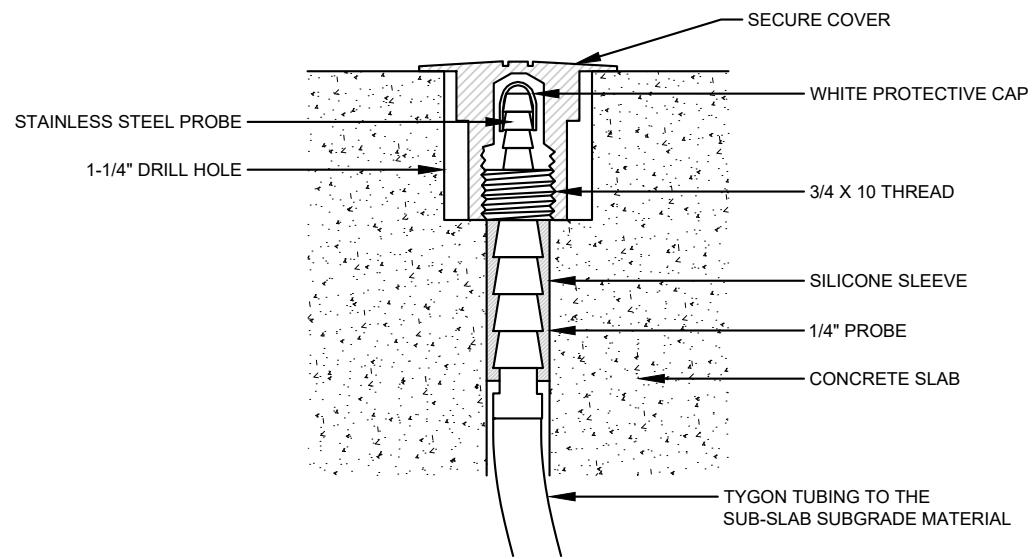
3 PIPE PENETRATION SEAL - CABLE TIE (TYP.)

NTS



11 FOOTING WITH VERTICAL RISER WITHIN WALL CHASE (TYP.)

NTS



8 TYPICAL VACUUM MONITORING PROBE DETAIL - BELOW CONCRETE SLAB, ABOVE VAPOR BARRIER (VAPORPIN® TYPE OR APPROVED EQUIVALENT)

NTS

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BROOKLYN, NEW YORK

TYPICAL SSDS DESIGN DETAILS

JULY 2025

FIGURE 8B