

Former New City Link Auto Repair Site

Brownfield Cleanup Program

Site No. C224407

547 Coney Island Ave & 50 Hinckley Place

Brooklyn, NY 11218



Department of
Environmental
Conservation

October 2025

Cleanup 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the Former New City Link Auto Repair site ("site") located at 547 Coney Island Ave & 50 Hinckley Place, Brooklyn, New York. Please see the map for the site location. Based on the findings of the investigation, NYSDOH in consultation with the New York State Department of Health (NYSDOH), has determined that the site poses a significant threat to public health or the environment. This decision is based on the soil vapor data collected during the Remedial Investigation that could negatively affect public health. To address this threat, NYSDOH has developed the proposed cleanup plan summarized below.

How to Comment

NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **October 16 through November 29, 2025**.

- Access the RAWP, and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224407/>.
- Documents also are available at the location(s) identified under "Where to Find Information."
- Please submit comments to the NYSDOH project manager listed under Project-Related Questions in the "Contact Information" area.

Draft Remedial Action Work Plan

The proposed Track 2 remedy plan consists of:

- Excavation and off-site disposal of soil to approximately 15 ft below ground surface site-wide.
- If encountered, underground storage tanks will be properly closed and removed.
- Implementation of in-situ (i.e. in place) chemical oxidation to reduce elevated concentrations of petroleum-related volatile organic compounds (VOCs) in groundwater.
- Collection and analysis of post-excavation soil samples from the excavation base to document achievement of soil clean up objectives.
- Installation of a perimeter soil vapor extraction system to remove volatile organic compounds from the subsurface and prevent offsite migration of vapors.
- Installation, operation, and monitoring of an active sub-slab depressurization system (SSDS) to mitigate potential exposures related to soil vapor intrusion.
- Quarterly groundwater monitoring for a minimum of one year following remedial activities to document the effectiveness of the groundwater treatment.
- Establishment of use restrictions, if necessary, including prohibitions on the use of groundwater from the Site and prohibitions on sensitive Site uses, such as farming or vegetable gardening in residual Site soil, to significantly reduce the potential for future exposure pathways.
- Implementation of a Community Air Monitoring Plan (CAMP) and a Health and Safety Plan (HASP) for the protection of on-Site workers, the community, residents, and the environment during remediation and construction activities.

- Establish a Site Management Plan (SMP) for maintenance of Engineering and Institutional Controls.
- Recording of an Environmental Easement (EE) to ensure future owners of the Site continue to maintain Engineering Controls and Institutional Controls as required.

The proposed cleanup plan was developed by 545 Coney Island LLC (“applicant”) after performing a detailed investigation of the site under New York’s Brownfield Cleanup Program (BCP).

Next Steps

NYSDEC will consider public comments, revise the remedy plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed cleanup. After approval, the proposed cleanup becomes the selected cleanup. The applicant 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.

Site Description

The Site is located in the Prospect Park South neighborhood of Brooklyn and is identified as Block 5114, Lots 1, 3, and 29 on the New York City tax map. The Site is approximately 19,090 sq ft (0.44 acres) and is currently vacant. Lot 3 was formerly improved with a vacant two-story warehouse occupied most recently by Delt Hardware, a construction and plumbing goods supplier. Delt Hardware formerly utilized the northern half of Lot 1 as a loading/parking area. The southern half of Lot 1 was formerly improved with a vacant one-story garage formerly used for auto painting and repair operated by “New City Link Auto Repair”. There was formerly a partial cellar located in the northern part of the garage on Lot 1. Lot 29 was formerly operated as a 7-Eleven convenience store and associated parking lot. All on-Site buildings were demolished in anticipation of conducting the cleanup.

Although the future development plans are in the preliminary design phases, the proposed development will consist of constructing a new mixed-use (residential and commercial), mixed income building that will provide new affordable residential rental units.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the site ID, C224407) at:

<https://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

Summary of the Investigation

The primary contaminants of concern at the site are petroleum-related VOCs and semi-volatile organic compounds (SVOCs) in soil, petroleum-related VOCs in groundwater, and petroleum-related VOCs and chlorinated VOCs in soil vapor.

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 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:

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

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

Yildiz Palumbo, Project Manager
NYSDEC, Division of Environmental Remediation
47-20 21st Street, Long Island City, NY 11101
P: (718) 482-4891
Yildiz.Palumbo@dec.ny.gov

Project-Related Health Questions

Sarita Wagh
NYSDOH, Bureau of Environmental Exposure and Investigation
Empire State Plaza, Corning Tower, Rm 1787
Albany, NY 12237
P: (518) 402-7817
bee@health.ny.gov

WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these location(s):
<https://extapps.dec.ny.gov/data/DecDocs/C224407/>

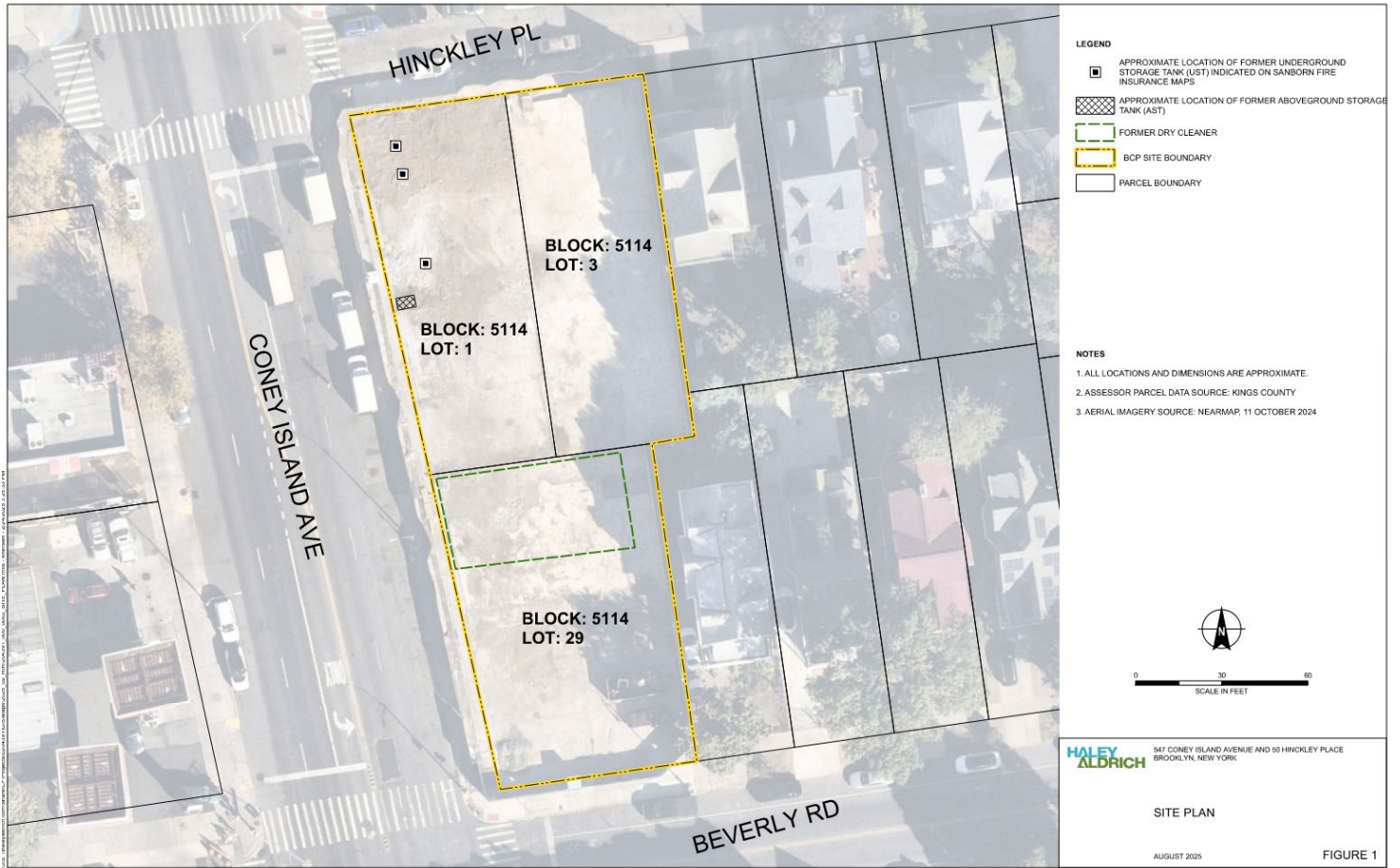
Brooklyn Public Library – Cortelyou Branch

1305 Cortelyou Road at Argyle Road
Brooklyn, NY 11226
Attn: Antonia Bramble, Supervising Librarian
Email: abramble@bklynlibrary.org
(718) 693-7763

Brooklyn Community Board 14

810 East 16th St
Brooklyn, NY 11230
Attn: Shawn Alyse Campbell, District Manager
Karl-Henry Cesar, Chairperson
Email: info@cb14brooklyn.com
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Site Location





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