



Department of  
Environmental  
Conservation

# FACT SHEET

Brownfield Cleanup Program

Kristal Auto Mall

5200 Kings Highway  
East Flatbush, NY 11234

December 2017

SITE No. C224140

NYSDEC REGION 2

## Where to Find Information:

*Project documents are available at the following location(s) to help the public stay informed.*

### **Brooklyn Public Library**

#### **Rugby Branch**

1000 Utica Avenue  
Brooklyn, NY 11203  
Call for hours: (718) 566-0054

### **Brooklyn Community Board 18**

1097 Bergen Avenue  
Brooklyn, NY 11234-4841  
Call for hours: (718) 241-0422

### **NYSDEC, Region 2 Office**

47-40 21st Street  
Long Island City, NY 11101  
Call in advance: (718) 482-4900

## Who to Contact:

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

### **Project Related Questions**

Hasan Ahmed, Project Manager  
NYSDEC, Region 2 Office  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-6405  
[hrahmed@gw.dec.state.ny.us](mailto:hrahmed@gw.dec.state.ny.us)

### **Public Health questions:**

Arunesh Ghosh  
NYSDOH  
Empire State Plaza  
Corning Tower Room 1787  
Albany, NY 12237  
(518) 402-7860  
[beei@health.state.ny.us](mailto:beei@health.state.ny.us)

**For additional information on the New York's  
Brownfield Cleanup Program, visit:**

[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## 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 Kristal Auto Mall site (the "Site") located at 5200 Kings Highway, Brooklyn, New York. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

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. This decision is based on the nature of the existing contaminants identified at the Site; the limited potential for off-site migration of contaminants in the groundwater; and the limited potential for human exposure to site-related contaminants via soil vapors.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan for 45 days, from **December 14, 2017** through **January 29, 2018**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project Related Questions in the "Who to Contact" area on the left-hand side of this page.

**Draft Remedial Action Work Plan:** The cleanup plan is described in a detailed "Remedial Action Work Plan." The proposed Track 4 Restricted Commercial Use remedy consists of:

- Excavation and appropriate offsite disposal of petroleum contaminated soil in two locations: outside the building garage where the waste oil tanks were located and inside the building garage in the area of the former underground storage tanks.
- Collection and analysis of endpoint soil samples to determine the performance of the remedy with respect to attainment of applicable soil cleanup objectives.
- Backfill of the two excavated areas with recycled concrete aggregate and/or clean stone which meets NYSDEC's criteria for backfill.
- Dewatering and treatment or offsite disposal of groundwater as needed to facilitate excavation.
- Installation of a recovery trench and installation of automatic product recovery pumps to remove light non-aqueous phase liquid (petroleum) in groundwater.

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- Following completion of petroleum recovery, groundwater will be treated using in-situ (“in-place”) chemical; oxidation.
- Maintenance of an existing site cover systems consisting of asphalt paved parking areas and concrete building foundations.
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) for long-term maintenance of the remedy; and
- Recording of an Environmental Easement to ensure implementation of the SMP.

The proposed remedy was developed by Irma C. Pollack LLC (the “applicant(s)”) after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A “Remedial Investigation Report”, which describes the results of the site investigation was submitted prior to the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

**Site Description:** The site is approximately 2.28 acres in size. The site consists of a retail auto dealership. The site is bordered to the south by the Premier Ford auto dealership, to the north by the Favorite Plastics Corporation, and to the northeast at 5226 Kings Highway by the Kristal Auto Mall Used Cars. The Site is active and has been in use since the original construction in 1959. From 1959 to 1968, the Site was occupied by a bowling alley. In 1968, new occupants expanded the existing building began operation of a retail automobile dealership including sales and auto service.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224140) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the Site are petroleum-related volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs), which are present in soil and groundwater, primarily in the area surrounding and below the existing building. Petroleum product has been identified on top of the water table in some of the groundwater monitoring wells.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and 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.

**Brownfield Cleanup Program:** New York's 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:

<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.*

### 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:

[www.dec.ny.gov/chemical/61092.html](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.

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