FACT SHEET

Brownfield Cleanup Program

Former Brighton Cleaners
3140 Coney Island Avenue
Brooklyn, NY 11235

SITE No. C224157
NYSDEC REGION 2

October 2015

Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to the Former Brighton Cleaners (the "site") located at 3140 Coney Island Avenue, Brooklyn New York under New York State's Brownfield Cleanup Program. Please see the attached map for the site location.

Cleanup activities were performed by 3140 Coney Island Realty (the "Volunteer") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The Volunteer has submitted a draft Final Engineering Report 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.

Site Description and Background: The Site, located at 3140 Coney Island Avenue in the Borough of Brooklyn, City of New York, is approximately 0.09 acres in size and was most recently a vacant lot enclosed with construction fencing (see attached figure for site location). An underground storage tank ("UST") from the former building was present at the site prior to redevelopment. The site was formerly owned and operated by Brighton Cleaners, and records show that a one-story commercial building with a basement was used as a dry cleaner from 1950 to 2003. The commercial building was demolished in 2009. The Volunteer intends to redevelop the site for medical offices. The site is currently zoned for residential use with a commercial overlay. Surrounding parcels are single family homes and apartment buildings. Tests performed at the site show that the soil and groundwater beneath the site are contaminated with volatile organic compounds associated with the former dry cleaning operation at the site.

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

- Excavation and off-site disposal of an underground tank and associated contaminated soil, and contaminant impacted soil from western portion of the site down to 10 feet below sidewalk grade (already completed as an Interim Remedial Measure, or IRM);
- Excavation for construction and hot-spot removal;
- In-situ ("in-place") treatment of groundwater by introducing chemical oxidants to break down contaminants;
- Construction of a composite cover system consisting of concrete roads, sidewalk, and building slabs on the entire site;
- A soil vapor extraction system (SVE) will be implemented to remove VOCs from subsurface. The vapor extracted from the SVE system is then treated as necessary prior to being discharged to the atmosphere. The SVE system will also serve as sub-slab Depressurization system to prevent the migration of vapor into building from soil/or groundwater;
- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedy;
- Recording of an Environmental Easement to ensure implementation of the SMP.

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Where to Find Information:
Project documents are available at the following location(s) to help the public stay informed.

Brooklyn Public Library
Brighton Beach Branch
16 Brighton First Road
Brooklyn, NY 11235
(718) 946-2917
Call for hours

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900
Hours: Mon. to Fri. 8AM to 4 PM

Who to Contact:
Comments and questions are always welcome and should be directed as follows:

Project Related Questions
Bryan Wong, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-4905
yukyin.wong@dec.ny.gov

Public Health questions:
Bridget Boyd
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

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

BROWNFIELD CLEANUP PROGRAM

Next Steps: When NYSDEC approves the Final Engineering Report, it will be made available to the public (see "Where to Find Information" below). NYSDEC then will issue a Certificate of Completion which will be announced in a fact sheet that is sent to the site contact list. The Volunteer will be able to complete redevelopment of the site after receiving a Certificate of Completion. In addition, the Volunteer:

- 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 Certificate of Completion may be modified or revoked if, for example, a Volunteer does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

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 is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

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

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.

Site Location Map