



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: Tomat Service Station
DEC Site #: C224217
Address: 1815-1825 Ocean Avenue
Brooklyn, NY 11230

Have questions?
See
"Who to Contact"
Below

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the Tomat Service Station site ("site") located at 1815-1825 Ocean Avenue, Brooklyn, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site. The site is in the New York State Brownfield Cleanup Program (BCP).

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from **August 15, 2016** through **September 14, 2016**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." An IRM is an action that can be conducted at a site relatively quickly to reduce the risk to people's health and the environment from a well-defined hazardous waste problem. Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include: removal of Underground Storage Tanks (USTs), gasoline dispensers, hydraulic lifts, oil/water separators and contaminated soil. Three USTs and their associated piping will be removed. Two oil/water separators and two hydraulic lifts will also be removed. Contaminated soil encountered during removal of this equipment will be excavated and endpoint samples will be obtained. All removed materials will be disposed of off-site in compliance with federal and state laws and regulations.

The interim remedial measure will remove source material that exceeds, at a minimum, restricted residential soil cleanup objectives. Removal of the source is the first step in protecting public health and the environment from contamination at the site. Additional cleanup may occur as part of the final remedy.

Summary of the Investigation

Soil, groundwater and soil vapor samples were obtained at the site and were analyzed in a lab. The on-site soil and groundwater were shown to be contaminated at levels exceeding soil cleanup objectives and groundwater standards, respectively. Soil vapor beneath the site also contained Volatile Organic Compounds (VOCs). The results of the sampling indicated that the primary contaminants of concern are petroleum-related contaminants, including 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, ethylbenzene and xylene.

Cleanup of the soil and groundwater at the site is required to protect public health and the environment. The cleanup would prevent exposure to contaminants and would protect and restore the groundwater resource.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in an urban area and is 0.379 acres in size.

Site Features: The site is relatively flat and consists of two parcels, Lot 55 and Lot 58. Lot 55 is currently an inactive gasoline station with a one-story commercial building that was used as an auto repair shop. Lot 58 is currently used as a parking lot. The lots are located on the east side of Ocean Avenue between Avenue M and Avenue N. The site is paved and has registered underground and aboveground gasoline storage tanks.

Current Zoning and Land Use: The site is currently inactive and has a residential zoning (R7A) for an apartment building. The surrounding parcels are currently used for a combination of single family residential and apartment buildings. Residential buildings border the site on three sides.

Past Use of the Site: The site was used as a gasoline service station and auto repair shop from the 1920's until 2015. Previous investigations found petroleum contamination in the deep soil and groundwater beneath the site.

Site Geology and Hydrogeology: The soil beneath the site consists of historic fill above native soil. The fill material was found from the surface to approximately one foot below ground surface. The native soil is a mixture of brown sand and silt. Groundwater is encountered at 22-23 feet below ground surface and flows south.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

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 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>

FOR MORE INFORMATION

Where to Find Information

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

Brooklyn Public Library - Kings Highway
2115 Ocean Avenue
Brooklyn, NY 11229
phone: 718-375-3037

Brooklyn Community Board 14
Attn: Alvin Berk
810 East 16th Street
Brooklyn, NY 11230
phone: 718-859-6357
(info@cb14brooklyn.com)

Who to Contact

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

Project Related Questions

Jeffrey Dyber
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015
Tel: 518-402-9621
Email: jeffrey.dyber@dec.ny.gov

Site-Related Health Questions

Justin Deming
New York State Department of Health
Corning Tower Room 1787
Albany, NY 12237
Tel: 518-402-7860
Email: BEEI@health.ny.gov

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: <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.

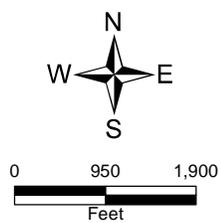
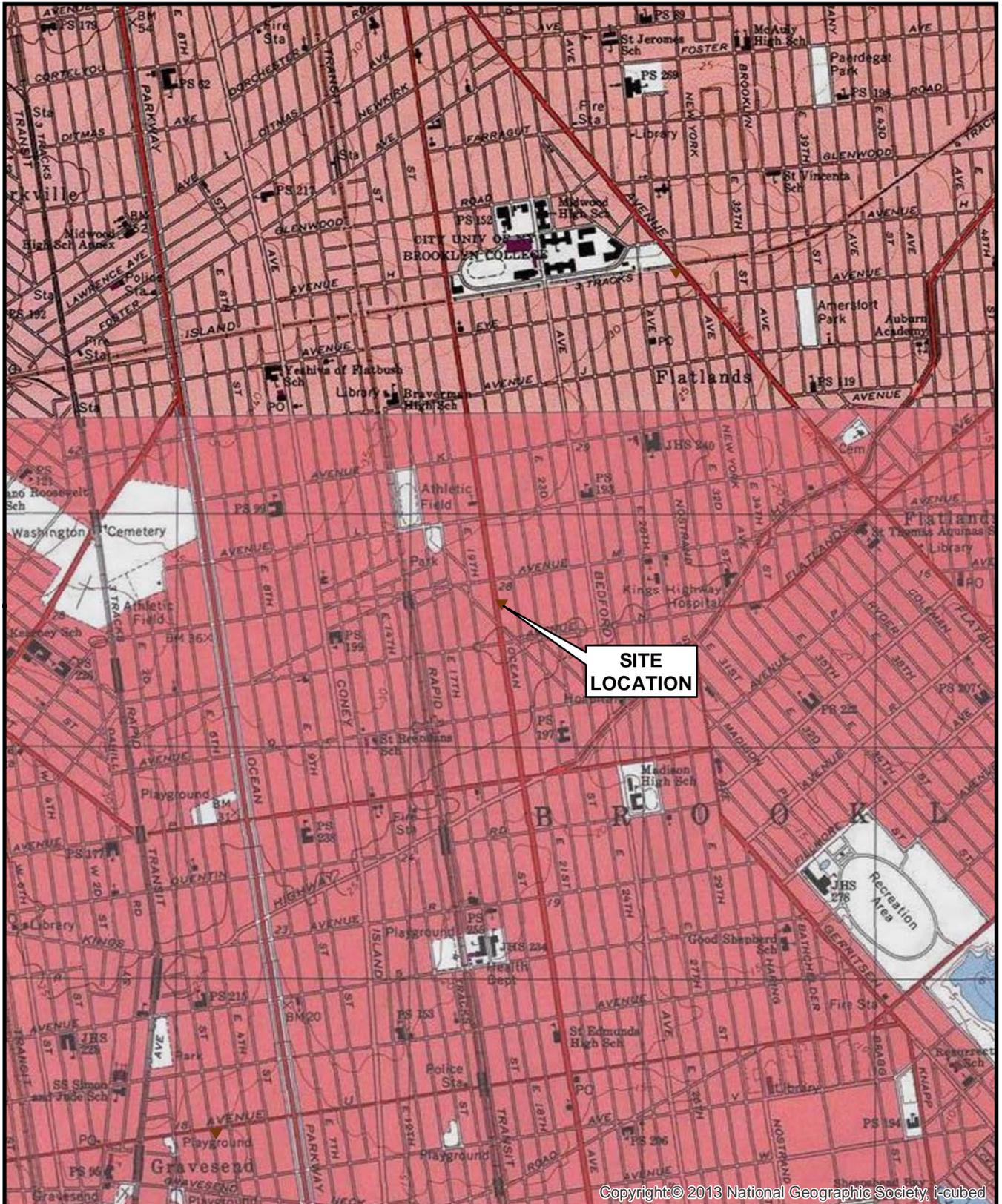


Figure 1
 Site Location Map
 Tomat Service Station
 Brooklyn, New York
 Site No. C224217



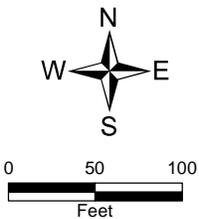


Figure 2
Site Map
Tomat Service Station
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