

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



FACT SHEET

Brownfield Cleanup Program

1607 Surf Avenue
1607 Surf Avenue
Brooklyn, NY 11224

SITE No. C224313
NYSDEC REGION 2

July 2021

Where to Find Information

Access project documents through the DECinfo Locator

<https://www.dec.ny.gov/data/DecDocs/C224313/>

and at these location(s):

(*Repositories may have limited availability due to COVID-19 precautions. If you cannot access the online repository, please contact the NYSDEC project manager listed below for assistance)

Brooklyn Public Library – Coney Island Branch

1901 Mermaid Avenue
Brooklyn, NY 11224
(718) 265-3220

Brooklyn Community Board 13

1201 Surf Avenue
Brooklyn, NY 11224
(718) 266-3001

Key project documents and project summary also are available on the NYSDEC website at:

<https://www.dec.ny.gov/chemical/37550.html>

Who to Contact

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

Project-Related Questions

Meghan Medwid, Project Manager
NYSDEC
625 Broadway, 12th Floor
Albany, NY 12233
(518) 402-8610
meghan.medwid@dec.ny.gov

Project-Related Health Questions

Sally Rushford
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-5465
beci@health.ny.gov

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

Environmental Cleanup to Begin at Brownfield Site

Action is about to begin that will address contamination related to the 1607 Surf Avenue site ("site") located at 1607 Surf Avenue Brooklyn, NY. Please see the map for the site location. The cleanup activities will be performed by Coney Island Associates Phase 2 LLC ("applicant(s)") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). NYSDEC has determined that the Remedial Work Plan (RWP) protects public health and the environment and has approved the plan.

- Access the approved RWP and other project documents online through the DECinfo Locator:
<https://www.dec.ny.gov/data/DecDocs/C224313/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

Remedial activities are expected to begin in August 2021 and last approximately 6 months.

Highlights of the Upcoming Cleanup Activities: The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The key components of the remedy are:

- Installation of support of excavation (e.g., sheet pile, shoring) to facilitate remediation;
- Excavation of contaminated soil associated with past site use to depths of 5 feet to 13.5 feet below ground surface (bgs);
- Dewatering to facilitate excavation. Groundwater will be treated prior to discharge;
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean soil that meets the established Soil Cleanup Objectives (SCOs) for use as backfill; and
- Restoring the site cover (i.e., building slab, asphalt, or concrete) where it is compromised, or placement of a 2-foot clean soil cover.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP establish procedures to protect on-site

BROWNFIELD CLEANUP PROGRAM

workers and residents and includes required air monitoring as well as dust and odor suppression measures.

Next Steps: After the applicant(s) completes the cleanup activities, they will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the FER. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site in conjunction with receiving a COC. In addition, the applicant(s) would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

NYSDEC will issue a fact sheet that describes the content of the FER. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Site Description: The site is located in the Coney Island section of Brooklyn. The site occupies Tax Block 7062, Lot 28. The site is bounded to the south by Surf Avenue, followed by MCU Park; to the east by West 16th Street, followed by a vacant lot and several parking lots; to the west by West 17th Street, followed by an office building and parking lot; and to the north by a parking lot. The site is 1.36 acres of paved vacant land used most recently as a parking lot. Since the late 1800s, there have been commercial, industrial, and residential buildings on the site. By 2001, the buildings had been demolished. Thereafter, the site was used as a parking lot. The site will be redeveloped as a mixed-use building with commercial spaces and apartments.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224313) at:

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

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 NYSDEC 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://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.

Stay Informed With DEC Delivers

Sign up to receive site updates by email:

www.dec.ny.gov/chemical/61092.html

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://www.dec.ny.gov/pubs/109457.html>

BROWNFIELD CLEANUP PROGRAM



<p>LANGAN 21 Penn Plaza, 360 West 51st Street, 8th Floor New York, NY 10001-2227 T: 212.479.5400 F: 212.479.5444 www.langan.com</p> <p>Langan Engineering & Environmental Services, Inc. Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. Langan International LLC</p> <p>Collectively known as Langan</p>	<p>Project 1607 SURF AVE BLOCK No. 7062, LOT No. 28 CONEY ISLAND BROOKLYN NEW YORK</p>	<p>Drawing Title SITE LOCATION PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Project No. 170599501</td> <td style="width: 50%;">Figure</td> </tr> <tr> <td>Date 6/2/2021</td> <td style="text-align: center; vertical-align: middle; font-size: 2em;">1</td> </tr> <tr> <td>Scale 1"=150'</td> <td></td> </tr> <tr> <td>Drawn By ATR</td> <td></td> </tr> </table>	Project No. 170599501	Figure	Date 6/2/2021	1	Scale 1"=150'		Drawn By ATR	
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