



HAZARDOUS MATERIAL SPILLS INFORMATION REQUEST

MOBIL 12666
378 CONEY IS AVE

BROOKLYN, NY NO ZIP PROVIDED

Spill Number: 0909627

Close Date:

ADDRESS CHANGE INFORMATION
Revised street: 378 CONEY ISLAND AVE
Revised zip code: NO CHANGE

Source of Spill: GASOLINE STATION OR PBS FACILITY
Notifier Type: Other
Caller Name:
DEC Investigator: VXBREVDO

Spiller: KEN DRAKE – MOBIL 12666
Notifier Name:
Caller Agency:
Contact for more spill info: KEN DRAKE

Spiller Phone:
Notifier Phone:
Caller Phone:
Contact Person Phone: (908) 451-0956

Spill Date	Date Cleanup Ceased	Cause of Spill	Meets Cleanup Standards		Penalty Recommended	
11/30/2009		UNKNOWN	NO		NO	
Material Spilled	Material Class	Quantity Spilled	Units	Quantity Recovered	Units	Resource(s) Affected
UNKNOWN PETROLEUM	PETROLEUM	0.00	UNKNOWN	0.00	UNKNOWN	SOIL

Caller Remarks:

Monitoring well installation; elevated PID reading at 1200; odor noted

DEC Investigator Remarks:

No other currently open spill for this site. Case is assigned to Sharif Rahman

12/08/09 Spoke with Ken Drake.Roux performing site assessment. Report will be sent to DEC.(sr)

10/01/10 Report in edocs.(sr)

12/14/10 Spill# 09-09627 Mobil Service Station No. 12666 (17-EWT) 378 Coney Island Avenue Brooklyn, New York Site Description: The facility is located at the intersection of Coney Island Ave and Caton Ave in Brooklyn, New York. Currently, the facility operates as a 1-story brick building "Mobil Mart" and "Mobil Service". There are three pump dispensers and four active tank each contain 4,000 gallons (sit is not specific). Environmental Assessment: There are seven groundwater monitoring wells associated with the site were gauged and six were sampled. GES periodically sampling from all 6 wells (except well-05 where they found free product (0.10 ft)) and next sampling date will be on December 2010. Also the place surrounded by multi-story building on north side, prospect park on east side, gulf-station on south side and multi-story building on west side. Case No. 91-08598 and 05-13868 were assigned in 1991 and 2006; respectively both cases were subsequently closed in 2006. On November 30, 2009

NYSDEC case no 09-09627 was assigned based on impacted soil encountered during a due diligence subsurface investigation (Phase II ESA).

Groundwater Flow Direction: Southeast **LPH detected**: well-05 PBS Test Date: 11/ 19992

June 06,2010

September 09, 2010 MW-01

B: less than 0.52

2.700

T:2.00

6.000

E:53.3

153

X: 347

839

MTBE: less than 0.36

less than 2.0

MW-02 B: less than 1.0

less than 1.0

T: less than 1.0

less than 1.0

E: 1.22

0.620

X: 7.62

0.520

MTBE: less than 1.0

less than 1.0

MW-03 B:9.2

6.120

T: less than 1.0

3.200

E: 2.1

less than 1.0

X: 1.3

less than 1.0

MTBE: less than 1.0

less than 1.0

MW-04 B:46.0

48.900

T:534

751

E:823

575

X:2650

1920 MTBE:

3.900

less than 5.0

MW-05 Not sample product (LPH present)

MW-06 B:81.1

948

T:257

365

E:143

230

X:499

1040

MTBE:5.3

3.500

MW-07 B:46.9

65.600

T:1200

2610

E:1260

2440

X:4040

10100

MTBE:4.0

less than 20

Suspected Sources and Recommendations After File Review: 1. Quarterly sampling results 2. Surrounding area plan for possible offsite sources 3. IRM (Interim remedial methods)

03/09/11 Case is transferred to Haggerty for future management. This has been determined a long term remediation case.(sr)

Haggerty- SSUR under review

3/17/2011 - Case is transferred to Keating for future management. Arcadis took over the environmental work at this site. The task manager at Arcadis was contacted and a work plan to delineate the plume if being drafted.

4/29/2011 – Arcadis sent a draft Investigation Plan to delineate the off-site extent to BTEX contamination which included 4 off-site groundwater wells and 2 on-site soil vapor points. DEC submitted comments on this plan and revisions are being made.

5/26/2011 – The revised Investigation Plan was received and approved. The work will include installation of additional wells off-site to collect groundwater data and well points on site to obtain soil gas data.

6/23/2011 – Groundwater sampling took place during the week of June 21.

7/27/2011 – Arcadis had a change in project managers for this site. Field work for the additional off-site work was delayed as a result of this change.

8/11/2011 – Arcadis advanced two soil vapor points along the western portion of the property to assess for the potential for soil vapor intrusion into nearby residences. The groundwater monitoring wells will be installed in September 2011.

9/27/2011 – Three new wells were installed off-site in early September 2011. Quarterly groundwater samples were taken from all the wells in late September 2011.

10/26/2011 – The preliminary results from the the off-site sampling were received. The data showed an off-site well with BTEX concentration that was higher than the nearest on-site well. Plans are being made to drill two additional wells off-site further downgradient to delineate the off-site plume.

11/21/2011 – A conference call was held with Arcadis to discuss the next steps in delineating the plume and to address on-site contamination. Arcadis recommended conducting an Air Sparging/SVE Pilot Test to determine the area of influence on-site from one boring location. If the Pilot Test appears successful, a Remedial Action Plan will be proposed at a later date to use this technology. A new location for an additional well downgradient was proposed and agreed to. If this well shows contamination, additional wells will need to be installed further downgradient to delineate this plume. The new well installation is planned for mid December.

12/28/2011 – Arcadis plans to do LNAPL recovery event at MW-5. This well has shown LPH at times during past sampling events. This work is planned for the third week in January 2012.

1/25/2012 – The LNAPL recovery event was done on January 24th. Arcadis expects to submit an Air Sparge/SVE Pilot Test work plan by the end on January.

2/28/2012 – The Air Sparge/SVE Pilot Test work plan was approved. Work is planned for the early spring 2012. (Markouts planned for 3/8/12, well drilling for 3/12/12, and pilot test in April 2012)

3/20/2012 – Staff was on site 3/13 and 3/14 to oversee the installation of EP-1 and AS-1 that are part of the Pilot Test. VP-2 could not be installed due to a vent trench that was located in that area. VP-2 will be eliminated and two VP wells will be used instead of three.

4/26/2012 – The extraction well EP-1 has to be redrilled. A 4 foot crow bar was accidentally dropped down the well by the driller and has broken the casing. This well will be redrilled within the next month.

5/24/2012 – The Air Sparge/SVE Pilot Test was conducted in mid May.

7/24/2012 – The Air Sparge/SVE Pilot Test report was approved. A Remedial Action Work Plan is being drafted by the Arcadis.

8/20/2012 – The Remedial Action Plan deadline for submittal is Sept 30, 2012.

10/4/2012 – The Remedial Action Plan was approved.

11/26/2012 – The start of Remedial Action was put on hold due to damages in the area caused by hurricane Sandy.

1/9/2013 – The installation of the Air Sparge/SVE system began. The system installation should be completed in about two weeks.

1/29/2013 – When preclearing operations took place, SVE–3 locations revealed high levels of BTEX at about 2 feet below surface. A new spill number was created and the work at installing the SVE system was put on hold. A new work plan is being created to address the area around SVE–3 and how best to deal with this contaminated area.

2/28/2013 – ARCADIS is working with ConEd on getting power for the SVE system and provided a tentative install date in late March. ARCADIS was recently contacted by their client's third party consultant regarding the soil delineation work plan (SDWP). Bolla requested that the SDWP be extensively revised.

6/26/2013 – A power drop (new transmission lines, conduit, metering) at the facility needs to be installed prior to installing the AS/SVE system. During the power drop initial installation attempt, a large (30+ foot long) concrete slab was encountered immediately below the parking lot asphalt (2–inches below grade). Work had to be halted to evaluate other ways to install the power drop. Also, a plan to remove the shallow contaminated soils on the southern portion of the site still has not been finalized. The spills section is handling this aspect of the project. ARCADIS indicated that they have made attempts with Bolla and spills on multiple occasions to address the shallow contaminated soil impacted area and received no response.

7/8/2013 – The workplan to remove the area of shallow contaminated soils on the southern portion of the site has been approved. This work is being done under spill 12–14643. Once this work is completed, the AS/SVE system work can move forward.

8/16/2013 – The consultant working on the investigation of the area of shallow contamination indicated that the areal extent of the contamination is larger than expected. A plan for removal will be proposed.

July 22, 2014 – V. Brevdo. Spill Case reassigned to Remedial Section B Region 2 as per discussion between R. Cozzy and V. Brevdo (discussion was both verbally and via e-mails). VB

08/06/2014 – V. Brevdo Project Status Summary: Mobil Service Station, 378 Coney Island Avenue, Brooklyn (Spill Nos. 0909627 & 1214643) There are currently two open spill cases at this site. The Spill No. 0909627 is related to the groundwater impacts with ethylbenzene and xylenes present along the east and southeast portions of the site. A RAWP was prepared by Arcadis (an environmental engineering consultant for the Bolla EM Realty, LLC ~ current site owner) and approved by the Department on October 4, 2012. RAWP provided for installation of an AS/SVE system that will target groundwater impacts in the aforementioned portion of the site. The installation of the system began in January 2013. During system installation activities shallow highly impacted soil was encountered along the southern portion of the site that halted the system installation activities and resulted in opening of the second Spill Case No. 1214643. Since the discovery of the shallow soil impacts, Arcadis has continued quarterly groundwater monitoring with the system installation subcontractors on standby. As outlined in November 2013 Soil Investigation Report, there are a number of unknown utilities in the area of shallow soil impacts, including a large concrete pad present at 2.5 feet below grade. Currently, Bolla EM realty is working to address the new shallow soil impacts. As the shallow soil impacts are directly in the area of the planned AS/SVE system conveyance pipe installation location as well as the system well installation location, Arcadis cannot move forward with the remediation system installation until the shallow soil impacts are addressed. Arcadis advised the Department on July 31, 2014 that they expect that the shallow soil impacts will be addressed

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within reasonable period of time, and they will continue to work with the Department to implement the remediation of the site and accomplish closure of these two spill cases.

08/26/2014 – V. Brevdo Arcadis (David Tracy) submitted The August 2014 Site Status Update Report. System installation activities remain on hold as the shallow soil impacts reported under NYSDEC Case No. Number 12–14643 have yet to be addressed. ARCADIS will continue to work with Bolla on this matter until it is resolved. VB

12/09/2014 – V. Brevdo e–mail from Arcadis: Mr. Brevdo,

The November 2014 Site Status Update Report for Service Station #12666, located at 378 Coney Island Avenue, Brooklyn, New York is attached for your use. Please don't hesitate to contact me should you have any questions or need additional information.

Best regards, Dave Tracy – Staff Environmental Scientist – david.tracy@arcadis–us.com ARCADIS U.S., Inc. – 160 Chapel Rd Suite 201 – Manchester, CT, 06042 O. 860.533.9955 – F. 860–645–1090 www.arcadis–us.com Professional Affiliate/ ARCADIS of New York, Inc. ARCADIS, Imagine the result

12/09/2014 – V. Brevdo e–mail to Arcadis: December 9, 2014

Dear Mr. Tracy:

I completed a cursory review of the November 2014 Site Status Update Report for Service Station #12666, located at 378 Coney Island Avenue, Brooklyn, New York.

It is my understanding that the BTEX concentrations in 5 (five) on site groundwater monitoring wells showed a significant increase in September 2014 sampling event as compared with the concentrations detected in June 2014 sampling event.

It was on July 31, 2014 when we discussed the status of Bolla resolving the matter of financing the shallow impacted soil remediation and/or other matters that may be holding the launch of AS/SVE system. The November 2014 Site Status Update Report, section "Upcoming Activities" states that "System installation activities remain on hold as the shallow soil impacts reported under NYSDEC Case No. 12–14643 have yet to be addressed. ARCADIS will continue to work with Bolla on this matter until it is resolved."

Please be advised that the New York State Department of Environmental Conservation (Department) is concerned about the amount of time that it takes to resolve the aforementioned matter and the fact that installation of the AS/SVE system is still on hold. Four (4) months delay in resolving shallow impacted soil remediation combined with the fact that the Department was not informed of any substantial progress accomplished on this matter, and the fact that **BTEX concentrations in groundwater on site have increased in September of 2014 only further exacerbates Department's concern.**

I am hereby respectfully requesting that you forward this e–mail correspondence to appropriate Bolla representatives for their information and, hopefully, action to resolve this matter and commence site remediation.

If remediation does not commence on site within the 90 days of this date, the Division of Environmental Remediation may select to refer this case to the Department's Office Of General Counsel for legal enforcement action.

Contact me if you have questions.

Respectfully,

Vadim Brevdo, P.E. Environmental Engineer 3 New York State Department of Environmental Conservation 47-40 21st Street, Long Island City, NY 11101 718.482-4928 Vadim.Brevdo@dec.ny.gov

12/10/2014 – V. Brevdo Received a telephone call from David Tracy (860-533- of Arcadis and had a conversation about my e-mail of 12/09/2014. I reiterated to Mr. Tracy that I want Arcadis to convey Department's position and forward my 12/09/2014 e-mail to Bolla, or if Arcadis can not forward my e-mail, give me contacts for Bolla and I will contact Bolla myself.

I asked that Mr. Tracy let me know within reasonable time of their communications with Bolla on this matter – lack of progress on installation of AS/SVE or remediation of surface soils (Spill 12-14643). Mr. Tracy explained that Arcadis was not retained to address surface soils. I responded that it would be quite uncommon situation if two different consultants are retained to work on two spill cases on the same property, but that is Bolla's decision. I reiterated I am looking for good faith efforts from Bolla to move this project forward. If there is no good will on part of Bolla and no progress is shown within next 90 days, the DER may have to refer this case to OGC for legal enforcement. I requested Mr. Tracy to convey the Department's position and concern to Bolla, forward my 12/09/2014 e-mail to Bolla, and let me know of the outcome in a timely manner. Mr. Tracy expressed commitment to convey my 12/09/2014 e-mail to Bolla and inform me in a timely manner of the outcome.

V.B.

05-14-2015 – V. Brevdo Arcadis submitted May 14, 2015 Site Status Update Report. Arcadis submitted May 2015 Site Status Update Report to the Department on May 14, 2015. Groundwater monitoring was conducted at the site on March 9, 2015. No free product was detected in any of the wells during this monitoring event. All monitoring results remained within historic ranges. MTBE was not detected and BTEX was detected below standards in some wells but higher than standards in other wells. The next quarterly groundwater sampling event is scheduled for June 2015. VB

08-07-2015 – V. Brevdo Arcadis submitted Site Status Update Report (SSUR) to the Department on August 6, 2015. SSUR summarized the activities completed from April through June 2015. On June 19, 2015, eight (8) monitoring wells were gauged and sampled. No free product was detected in any of the wells during this monitoring event. MTBE was not detected during this and previous sampling events. **The total BTEX concentration in one well (MW-1) displayed a significant increase from previous data.** Arcadis will continue to closely monitor the trends at this well location. The next quarterly groundwater sampling event is scheduled for September 2015. On July 17, 2015, Impact Environmental, (second environmental engineering consultant for Bolla retained to address surface soil contamination) informed the Department that the DOB permits required for the excavation activities on site are still pending. Bolla/Impact are expecting permit approval in August 2015. The remediation system installation is scheduled to begin once the soil remediation is complete. VB

01-06-2016 – V. Brevdo On January 5, 2016, the Department has requested Bolla to inform the Department on the status of DOB permit and status of soil excavation work. On January 6, 2016 Bolla informed the Department that the DOB permit needed for surface soil excavation work has been obtained, and Bolla is working with consultant(s) on scheduling a work plan preconstruction meeting/conference call which will include developing a field work mobilization schedule. Arcadis submitted Site Status Update Report (SSUR) to the Department on January 5, 2015. SSUR summarized the activities completed from July through September 2015. On September 21, 2015, ten (10) monitoring wells were gauged and sampled. No free product was detected in any of the wells during this and previous monitoring events. MTBE was not detected during this and previous sampling events. **The total BTEX concentrations were below standards in five (5) monitoring wells and above standards in other five (5) wells. The total BTEX concentration in two wells (MW-1 and MW-7) displayed a significant increase from previous data.** Arcadis will continue to closely monitor the trends at these well locations. The next quarterly groundwater sampling event was scheduled for December 2015.

VB

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01-12-2016 – V. Brevdo On January 7, 2016, Impact Environmental confirmed that the work outlined in the Soil Excavation Work Plan dated March 2015 is expected to commence by March 15, 2016. A pre-construction meeting is scheduled for March 1, 2016. VB

03-14-2016 – V. Brevdo Received an e-mail from Impact Environmental:

Mr. Brevdo,

Just wanted to let you know that we are still on schedule to start the work at the above-referenced Site tomorrow at 8:00 am. I will let you know what we find once we have removed all the concrete and can determine if there are USTs.

Let me know if you have any questions.

Thank you.

Christine Camardella Project Manager

IMPACT ENVIRONMENTAL ~ welcome to solid ground www.impactenvironmental.com

Corporate Headquarters 170 Keyland Court – Bohemia – NY – 11716 T – 631.269.8800 F – 631-269-1599

03-14-2015 – V. Brevdo Replied to Ms. Camardella of Impact Environmental:

Ms. Camardella:

Thank you for providing a notice of the upcoming work. I will make a note of it in the project records. I will be awaiting for an information / report from you on the findings.

Contact me if you have questions.

Thank you,

Vadim Brevdo

Vadim Brevdo, P.E. Environmental Engineer 3, Division of Environmental Remediation

New York State Department of Environmental Conservation 47-40 21st Street, Long Island City, NY 11101 P: (718) 482-4928 – F: (718) 482-6390 – vadim.brevdo@dec.ny.gov www.dec.ny.gov – –

03-16-2016 – V. Brevdo Inspected the site at 11:30 a.m. Met on site with Christine Camardella of Impact Environmental and Mr. Singh of Bolla.

Bolla and Impact are conducting implementation of an approved work plan for remediation of the surface soil. Eight USTs were excavated and are on-site. Contaminated soil is being removed. Visual inspection of excavation does not appear to show free product but almost a normal looking soil with some spots of minor-to-medium soil contamination. VB

03-22-2016 – V. Brevdo Soil remediation activities at the Site commenced on March 15, 2016 as outlined in the March 2015 Soil

Excavation Work Plan and approved by the Department on March 16, 2015. Bolla Construction is conducting the Site work which is being overseen by Impact. The soil remediation activities conducted from March 15 to March 22, 2016 include the following: Removal of concrete in the southern portion of the site, along Caton Avenue to investigate contaminated soil and concrete encountered in this area; Removal of impacted soil and stockpiling; Discovery and Removal of eight (8) 550-gal USTs encased in concrete; Removal of Liquids and Water–Petroleum Sludge from said USTs via vacuum–truck by Lorco Petroleum as stand–by contractor; Transport of excavated contaminated soil to an approved disposal facility in Cartaret, New Jersey; Screening of soil and collection of sidewall/bottom endpoint samples in the excavation area; Cleaning out and rinsing of the USTs for removal by Adler Environmental; Removal of concrete on the sidewalk of the Caton Avenue and removal of additional contaminated soil from sidewalk excavation; Backfilling of the excavated areas with clean gravel; Repair and Restoration of the sidewalk along Caton Avenue; Implementation of the Community Air Monitoring Plan; Implementation of the Dust Control Measures to prevent soil particle from leaving the site. Soil remediation work continues and the report will be submitted to the Department upon completion. Arcadis continues implementation of the groundwater sampling at the site and submitted Site Status Update Report on March 22, 2016. Arcadis is currently reviewing NYSDEC–approved AS/SVE Remedial Action Plan to determine if design modifications are warranted given the time that has elapsed since RAP approval. Should Arcadis determine that design modifications are warranted, a RAP addendum will be provided to the Department outlining proposed modifications. Arcadis intends to resume remedial activities immediately following completion of the shallow soil excavation by Bolla and Impact. VB

12–12–2016 V. Brevdo On December 8, 2016, Arcadis submitted Site Status Update Report. Arcadis stated in the Report that during the excavation activities associated with tanks removal in March 2016 by Bolla Construction under the supervision of Impact Environmental, the water main that services the station building was broken by the excavation equipment, which resulted in the flooding of the UST excavation area. Arcadis believes that the flood waters mobilized a considerable fraction of the contaminated mass as it infiltrated into the subsurface. The September monitoring event showed a two order of magnitude increase of contaminant concentrations in well MW–5. Arcadis plan to move forward with the August 8, 2016 approved mobile combined air sparge/soil vapor extraction (AS/SVE) events under the spill case 0909627. Arcadis is currently working to install a temporary power drop to operate the mobile system. The next quarterly groundwater sampling event is scheduled for December 2016. VB