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| <h1>FACT SHEET</h1> | <h2>State Superfund Program</h2> |
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Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: 192 Ralph Avenue Off-Site
DEC Site #: 224042
Address: 192 Ralph Ave
 Brooklyn, NY 11233

Have questions?
See
"Who to Contact"
Below

No Action Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 3/20/2018 at 7:00 PM
P.S. 5 Ronald McNair School – 820 Hancock Street, Brooklyn, NY 11233
 NYSDEC invites you to a public meeting to discuss the no action remedy proposed for the site.
 You are encouraged to provide comments at the meeting, and during the
 30-day comment period described in this fact sheet.

The public is invited to comment on a no action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the off-site investigation 192 Ralph Avenue site ("site") located at 192 Ralph Ave, Brooklyn, NY. Please see the maps 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."

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

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=224042>

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **February 26, 2018** through **March 28, 2018**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste environment; action is required.

Proposed Remedial Action Plan

The remedy proposed for the off-site area includes:

Based on the results of the off-site investigation and the evaluation presented here, the Department is proposing No Action with continued monitoring as the remedy for the site. The findings of the investigation of the off-site area indicate that the site does not pose a significant threat to human health or the environment. No indoor air impacts were identified and contamination concentrations in groundwater are decreasing. This remedy is effective in protecting human health and the environment and complies with the New York State standards, criteria, and guidance.

Summary of the Investigation

An investigation was conducted which included soil, groundwater, and soil vapor sampling in an area running along Ralph Ave. and the side streets just east of Ralph Ave. from approximately MacDonough St in the north to Chauncey St. in the south.

Groundwater and soil vapor were impacted by tetrachloroethene (PCE), so the occupants of buildings in the affected area were contacted by mail and in person visits to request access for indoor air and sub-slab vapor sampling in the buildings. Access for sampling of five buildings was obtained. Though none of the buildings tested had any indoor air impacts, based on sub-slab vapor concentrations, one building was recommended for vapor mitigation. The owner of that building declined installation of a vapor mitigation system.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the off-site area and evaluating the remedial options in the "feasibility study" submitted under New York's State Superfund Program.

Institutional and Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. An *institutional control* is a non-physical restriction on use of the site, such as a deed restriction, when contamination left over after the cleanup action makes the site suitable for some, but not all uses. An *engineering control* is a physical barrier or method to manage contamination such as a cap or vapor barrier.

The following institutional controls have been or will be put in place on the off-site area:

-Monitoring Plan. This plan will detail the monitoring program (e.g., sample locations, testing frequency, etc.) and periodic review process.

Next Steps

NYSDEC will consider public comments as it finalizes the no action remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments. NYSDEC would then reclassify or delist the site from the Registry of Inactive Hazardous Waste Disposal Sites.

Background

Location: The on-site laundry is located in an urban area in the southeastern part of the Bedford Stuyvesant section of Brooklyn. On-site occupies 188 through 192 Ralph Avenue and is identified on the New York City Tax Map as Section 3, Block 1678, Lot 53.

Site Features: The main on-site feature is the existing three-story building on the property and an attached one-story addition with a basement at the rear (192 Ralph Avenue). The building structure is 20' x 80' occupying an area of approximately 0.037 acres.

Current Zoning/Use: The building on-site is zoned mixed Residential and Commercial (R6B) and is currently unoccupied. The surrounding properties are either zoned the same or as Residential 1 and 2 Family (primarily row house structures), which make up the majority of the area property uses. The row house property adjacent to the site building at 590 MacDonough Street has this latter zoning designation, while the adjacent 4-story, 14-unit apartment building to the south at 196 Ralph Avenue has the residential and commercial designation.

Past Use of the Site: Dry-cleaning operations (wet chemical) were conducted on-site from approximately 1946 until 1998. From 1998 until 2000 the site was used solely as a drop-shop dry-cleaning operation. The dry-cleaning operations took place in the 20 x 20 foot addition at the rear of the building with the equipment located on the first floor. It appears that the site contamination came from releases of process chemicals into the basement area of the one-story building addition, which at the time had a dirt floor in the basement allowing migration of contaminants into the underlying soils and groundwater.

On-site contamination was discovered in 2002 during an owner-initiated subsurface investigation within the basement area of the building. With the confirmation of waste disposal at the site the property owner entered the Department's Voluntary Cleanup Program (VCP) as a Volunteer in 2004. The VCP site is defined as the entire 80' x 20' on-site parcel. The State Superfund site is a 20' x 20' area at the southern end of that parcel.

Operable Units: The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Operable Unit 2 (OU2) is the on-site source area. A Record of Decision was signed for OU2 on October 18, 2013. OU1 consists of the off-site groundwater and soil vapor plumes and is the subject of this proposed remedy.

Site Geology and Hydrogeology: The general area geology is composed of outwash sand and gravel deposits. Locally, there are highly permeable fine to medium sands with some gravel. There appears to be a confining silt/clay layer of unknown thickness present in the site area around 60 to 70 feet below the ground surface. Groundwater is encountered at 35 to 40 feet below ground surface (~9 feet above sea level). The area groundwater flow is to the south/southeast.

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before

committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

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

Saratoga Library
8 Thomas S. Boyland St
Brooklyn, NY 11233
phone: 718-573-5224

Who to Contact

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

Project-Related Questions

Robert Filkins
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9768
Email: robert.filkins@dec.ny.gov

Site-Related Health Questions

Eamonn O'Neil
New York State Department of Health
Empire State Plaza 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.

This activity is not sponsored or endorsed by the New York City Department of Education or the City of New York.