

DEC Invites You to Sign Up With the Contaminated Sites Email Listserv!

You may have interest in receiving information about the following contaminated site:

Site Name: Cinderella 248 LLC
DEC Site #: C224160
Address: 248 Flatbush Avenue
Brooklyn, NY 11217
County: Kings



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

To receive site information, you must sign up for the DER email listserv:

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

Simply follow the web link above to the DER listserv sign-in page and follow the instructions. It's quick, it's easy, and it will help to keep you informed.

If “paperless” is not an option for you, call or write to the DER project manager below. Indicate that you need to receive paper copies of fact sheets about the site through the Postal Service. The option to receive paper is available to households only. Groups, organizations, businesses, and government entities are assumed to have email access.

Alicia Barraza
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9690
aabarraz@gw.dec.state.ny.us



FACT SHEET

Brownfield Cleanup Program

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

Site Name: Cinderella 248 LLC
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Address: 248 Flatbush Avenue
Brooklyn, NY 11217

Have questions?
See
"Who to Contact"
Below

Draft Investigation Work Plan for Brownfield Site Available for Public Comment

The public is invited to comment on a draft work plan being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to investigate the Cinderella 248 LLC site ("site") located at 248 Flatbush 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."

Draft Investigation Work Plan

The draft investigation work plan, called a "Remedial Investigation Work Plan," was submitted to NYSDEC under New York's Brownfield Cleanup Program. The investigation will be performed by Cinderella 248 LLC ("applicant(s)") with oversight by NYSDEC and the New York State Department of Health (NYSDOH).

How to Comment

NYSDEC is accepting written comments about the draft investigation work plan for 30 days, from **August 26, 2013** through **September 26, 2013**. 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.

Highlights of the Proposed Site Investigation

The investigation will define the nature and extent of contamination in soil, surface water, groundwater and any other parts of the environment that may be affected.

The applicant must fully characterize the nature and extent of contamination onsite in soil, groundwater and soil vapor. Samples collected will be analyzed for volatile organic compounds (VOCs), semi-volatile compounds (SVOCs), polychlorinated biphenyls(PCBs), pesticides and metals. In addition, the applicant must conduct a qualitative exposure assessment, a process that characterizes the actual or potential exposures of people, fish, and wildlife to contaminants on the site and to contamination that has migrated from the site.

Additional Details

The potential issues of public concern include issues involving the possibility of soil vapor intrusion at the site and/or at adjoining properties. The primary contaminant at the site is tetrachloroethene, or PCE, which was formerly used at the site for dry cleaning purposes. PCE was released to the ground and is present in vapors in the groundwater beneath the site. PCE was identified in soil vapor at on-site and off-site locations, at concentrations exceeding NYSDOH guidance and for which mitigation is indicated. Although the levels detected in indoor air did not exceed the NYSDOH's Air Guideline Value, the potential for soil vapor intrusion remains a concern for occupants of the site and adjoining properties and mitigation is recommended. NYSDOH has determined that the current soil vapor concentrations pose a significant threat to human health.

Significant adverse impacts to traffic, noise, and/or air quality are not anticipated to result from the investigation or cleanup activities. These activities will be performed under work plans approved by the NYSDEC that contain provisions for traffic management as needed and noise and air quality monitoring and mitigation measures such that adverse impacts are avoided.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the work plan. NYSDOH must concur with the plan. 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.

When the investigation is completed, a report will be prepared and submitted to the NYSDEC that summarizes the results. NYSDEC will review the report, make any necessary revisions and, if appropriate, approve the report.

After the investigation, a cleanup plan, called a "Remedial Work Plan" will be developed and a Decision Document will be proposed. The cleanup plan will include an evaluation of the proposed site remedy, or recommend a no action or no further action alternative. The goal of the cleanup plan is to ensure the protection of public health and the environment. NYSDEC will present the proposed cleanup plan to the public for its review and comment during a 45-day comment period. NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Site Location: The BCP site is located at 248 Flatbush Avenue in Brooklyn, NY and is Block 936 and Lot 12. It is bounded to the east by Flatbush Avenue, to the south by the New York City Department of Design & Construction (NYCDDC's) Eastern Parkway Project Resident Engineer's Field office, to the west by a courtyard for a restaurant, and to the north by a liquor store and restaurant.

Site Features: The site is a one-story building with a full basement that encompasses the entire property. It is approximately 2,300 square feet and is currently vacant. There is no parking associated with the site. The topography of the site is generally flat and the surrounding area slopes gradually to the northwest. The building is serviced by municipal water and sewer. The sewer connection is present in the southeast corner of the basement. The building was formerly heated via fuel oil-fired heating equipment located in the boiler room of the basement. The heating equipment and associated aboveground storage tank (AST) were disconnected and the heating equipment was removed. The closed AST remains in place.

Current Zoning/Use(s): The site is located in a R7A residential zone with a C2-4 commercial overlay; this zoning permits both residential and commercial uses. The site was most recently used for commercial purposes.

Historical Uses(s): The building was constructed between 1888 and 1906 and most recently housed a dry cleaner and shoe repair facility for the last twenty years. Previous uses included a dry goods store, bookstore, closet/wardrobe business and a woodworker.

Site Geology and Hydrogeology: The topographic elevation of the site vicinity is approximately 70 feet above mean sea level. Soils underlying the site are classified as Urban Land and consist of brown silty fine sand and brown to medium sand with some cobbles and trace fine to medium and coarse gravel. The depth to groundwater beneath the site is approximately 60 feet below the basement floor and groundwater flow direction is generally to the northwest. No public water or other supply wells were identified within one-half mile of the site. The nearest body of water is the Gowanus Canal located approximately 0.67 miles west-northwest of the site.

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

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224160>

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>

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, Pacific Branch
25 Fourth Avenue at Pacific Street
Brooklyn, NY 11217
Phone: (718) 638-1531

Brooklyn Community Board #6
250 Baltic Street
Brooklyn, New York 11201-6401
Phone (718) 643-3027

Who to Contact

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

Project Related Questions

Alicia Barraza
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9690
aabarraz@gw.dec.state.ny.us

Site-Related Health Questions

Bridget Callaghan
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza - Corning Tower Room 178
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.

SITE LOCATION

