



FACT SHEET Brownfield Cleanup Program

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

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

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Cinderella 248 LLC site ("site") located at 248 Flatbush Avenue, Brooklyn, Kings County under New York State's Brownfield Cleanup Program. 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."

The cleanup activities will be performed by Cinderella 248 LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

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 cleanup action for the site includes:

- 1. Installation of a Sub-Slab Depressurization System (SSDS) at the site and at an off-site property to the southeast, to prevent impacts to indoor air quality at the Site and nearby property;
2. Maintenance of a cover system engineering control (concrete cover) at the Site to reduce the potential for soil vapor intrusion;
3. Periodic soil vapor intrusion monitoring at the Site;
4. Preparation of a Site Management Plan (SMP) with provisions for operation, monitoring, maintenance, annual certification and other procedures to implement the engineering controls (ECs) and institutional controls (ICs); and
5. Imposition of an institutional control in the form of an environmental easement to require periodic certification of the ICs/ECs, compliance with the SMP, allow for commercial use of the property, and groundwater use restrictions.

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 for dry cleaning purposes. PCE was

released to the ground and is present in vapors in the soil beneath the Site. PCE was identified in soil vapor 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 indicated. NYSDOH 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

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report 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 Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. 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 Certificate of Completion.

Background

Site Location: The site is located at 248 Flatbush Avenue in Brooklyn, Kings County, and is Block 936 and Lot 12. It is bounded to the east by Flatbush Avenue, to the south by a commercial building, to the west by a small courtyard and residences, 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 in area 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. Anticipated future use of the site will be commercial and residential, with a structure similar to the architecture of the neighboring buildings on St. Marks Avenue.

Historic Uses(s): The building was constructed between 1888 and 1906 and housed a dry cleaner and shoe repair facility for the last twenty years. Previous uses included a dry goods store, book store, closet/wardrobe business and a woodworker. In 2005, an investigation focused on a reported historic leak of cooling water from the first floor dry cleaning machine into the basement boiler room. Based on elevated field instrument readings, it was concluded that the subsurface soil beneath the boiler room was impacted by solvents. Contaminated soil was excavated, under direction of the owner, to a depth of 5 feet below the basement floor. Confirmation sampling resulted in trace levels of volatile organic compounds (VOCs) below the recommended levels in the Department's technical and administrative guidance memorandum (TAGM) 4046 in use at that time. Also in 2005, deeper soil borings were installed in the basement to determine whether groundwater was impacted. (The full basement is approximately 8 to 10 feet in height.) These borings were installed from the basement floor to a depth of 10 feet and sampled continuously for VOCs. No VOCs were detected above the SCOs.

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.

Other: A decision document selecting a final remedy for this site was signed on March 27, 2015 by the NYSDEC.

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=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 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, NY 11201
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
alicia.barraza@dec.ny.gov

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.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.

SITE LOCATION

