



# 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

### NYSDEC Certifies Cleanup Requirements Achieved at Brownfield Site

The New York State Department of Environmental Conservation (NYSDEC) has determined that the cleanup requirements to address 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 have been or will be met. Please see the map for the site location.

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>

The cleanup activities were performed by Cinderella 248 LLC with oversight provided by NYSDEC. NYSDEC has approved a Final Engineering Report and issued a Certificate of Completion for the site. Copies of the Final Engineering Report and Notice of the Certificate of Completion are available at the location(s) identified below under "Where to Find Information."

#### Completion of Project

Key elements of the remedial program included:

- In 2015, a sub slab depressurization system (SSDS) was installed at the site to prevent the migration of vapors from tetrachloroethene (PCE), a volatile organic compound (VOC) detected on-site and off-site in groundwater and soil vapor. The SSDS was designed to address PCE contamination at the site building and at adjacent buildings. The SSDS is successfully decreasing concentrations of PCE and it will continue to operate until NYSDEC provides written approval to discontinue it.
- Imposition of an Environmental Easement to allow for restricted residential use of the property, restrict land and groundwater uses, and prevent future exposure to any contamination remaining at the site.
- Development and implementation of a Site Management Plan for long-term management of remaining contamination. This includes monitoring, operation and maintenance, and reporting.

#### Final Engineering Report Approved

NYSDEC has approved the Final Engineering Report, which:

- Describes the cleanup activities completed;
- Certifies that cleanup requirements have been or will be achieved for the site;
- Describes any institutional/engineering controls to be used; and  
*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.*

- Certifies that a site management plan for any engineering controls used at the site has been approved by NYSDEC.

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

- Land Use Restriction;
- Institutional Control/Engineering Control Plan;
- Groundwater Use Restriction;
- Site Management Plan;
- Environmental Easement; and
- Operation and Maintenance Plan

The following engineering controls have been or will be put in place on the site:

- Vapor Mitigation

### **Next Steps**

With its receipt of a Certificate of Completion, the applicant is eligible to redevelop the site. In addition, the applicant:

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

A Certificate of Completion may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

### **Background**

**Site Location:** The site is located at 248 Flatbush Avenue in Brooklyn, Kings County, and is Block 936 and Lot 12. The site is an approximately 0.05 acre. 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 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. An old 1,000-gallon fuel oil aboveground storage tank was emptied, cleaned, and properly abandoned in October 2005.

**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 is currently being redeveloped for commercial uses. Site occupants will include a fitness center.

**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, a soil and groundwater investigation focused on an historic leak of cooling water from the first floor dry cleaning machine into the basement boiler room. It was concluded that subsurface soil and groundwater beneath the boiler room were impacted by volatile organic compounds (VOCs). Contaminated soil was excavated to a depth of 5 feet below the basement floor, followed by confirmation sampling.

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 groundwater beneath the site is approximately 52 feet below the basement level (basement level is approximately 10 feet below ground surface relative to Flatbush Avenue). 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.

**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 DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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, 12<sup>th</sup> Floor  
625 Broadway  
Albany, NY 12233-7016  
Phone: 518-402-9690  
Email: [alicia.barraza@dec.ny.gov](mailto:alicia.barraza@dec.ny.gov)

#### Site-Related Health Questions

Justin Deming  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza - Corning Tower Room 1787  
Albany, NY 12237  
Phone: 518-402-7860  
Email: [BEEI@health.ny.gov](mailto: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.

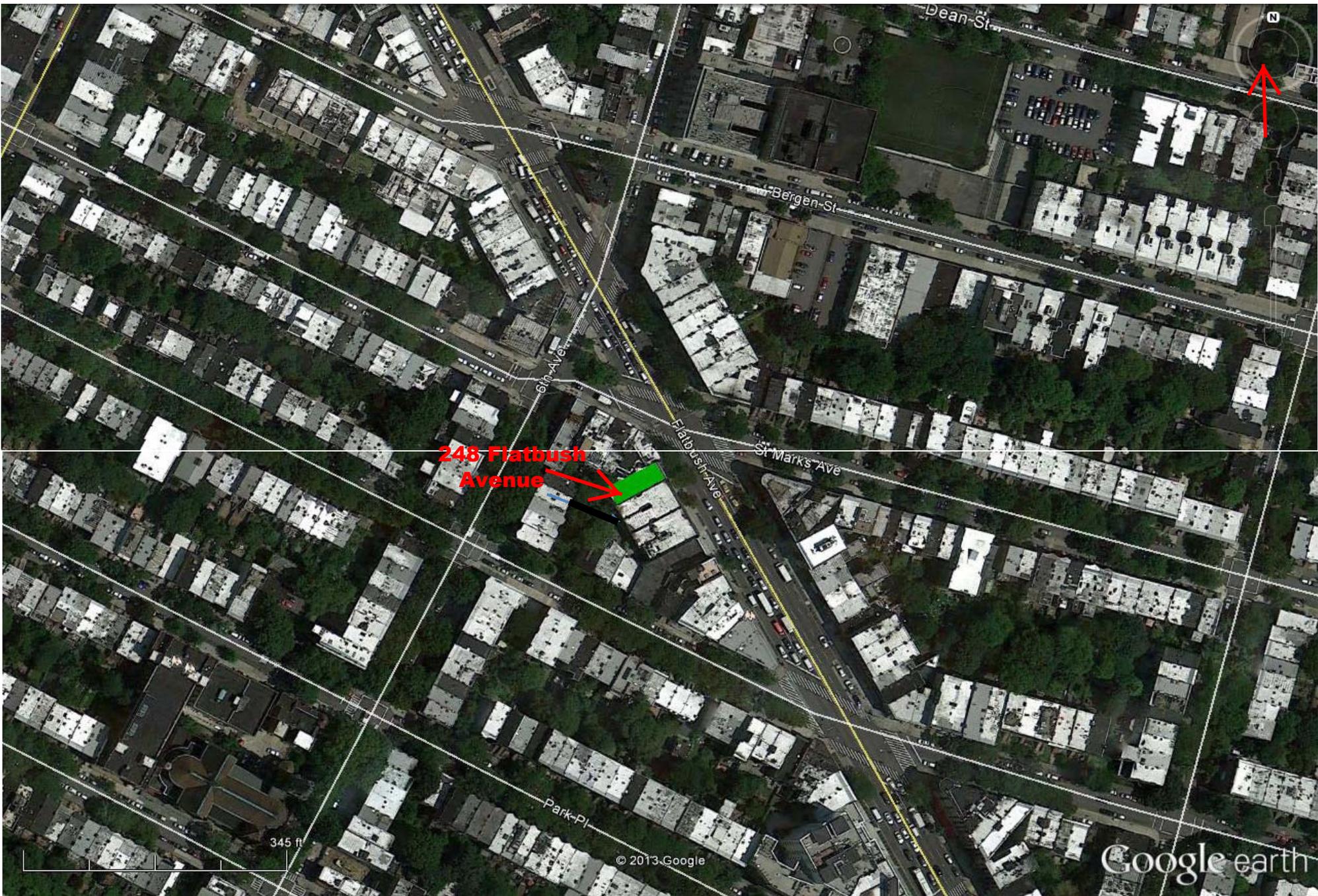
NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page:

<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.





**248 Flatbush  
Avenue**

**SITE LOCATION**  
**Cinderella 248 LLC**  
**BCP Site No. C224160**

