

McNally, Daniel G (DEC)

From: New York State Department of Environmental Conservation <nysdec@public.govdelivery.com>
Sent: Wednesday, April 10, 2019 3:39 PM
To: McNally, Daniel G (DEC)
Subject: 2103 Ralph Ave. Site (Brooklyn) - NYSDEC Invites Public Comment on No Further Action Proposal for Site



NYSDEC Announces Expedited Cleanup of Contamination is Complete, Invites Public Comment About Proposal for No Further Action at Brownfield Site on Ralph Ave., Brooklyn

This link opens a fact sheet that invites the public to comment on a proposal for no further action related to the **2103 Ralph Ave. Site #C224205 (Brooklyn, Kings County)** within New York's Brownfield Cleanup Program:

<http://www.dec.ny.gov/data/der/factsheet/c224205nfaprop.pdf>

NYSDEC is accepting public comments about the proposal through May 25th, 2019.

Please see fact sheet for details about the proposal and how to comment.

The fact sheet is in PDF format. You can save, open, and read the fact sheet by using Adobe Acrobat Reader. If you do not have Adobe Acrobat Reader, you can go to the following web page on the NYSDEC web site to download the program: <http://www.dec.ny.gov/about/590.html>

Please do not respond to this email. Replies go to an untended mailbox. If you have questions about the contaminated site identified above, please use the contact information provided in the fact sheet.

The [New York State Department of Environmental Conservation](#) respects your right to [privacy](#) and welcomes your [feedback](#) | [Update preferences or unsubscribe](#) | [Learn more about DEC Delivers](#).

Connect with DEC: [f](#) [t](#) [v](#) [+](#) SHARE

Basil Seggos, Commissioner



Department of
Environmental
Conservation

Where to Find Information:

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

**Brooklyn Public Library
Paerdegat Branch**
850 E 59th St
Brooklyn, NY 11234
(718)241-3994

Borough Community Board 18
1097 Bergen Ave.
Brooklyn, NY 11234
(718)241-0422

Who to Contact:

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

Project-Related Questions
Dan McNally, Project Manager
NYSDEC
625 Broadway
Albany, NY 12233-7016
(518)402-9767
daniel.mcnelly@dec.ny.gov

Project-Related Health Questions
Mark Sergott
NYSDOH
Empire State Plaza
Corning Tower, Rm 1787
Albany, NY 12237
(518)402-7860
beei@health.ny.gov

**For more information about New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

FACT SHEET

Brownfield Cleanup Program

2103 Ralph Avenue

2103 Ralph Avenue
Brooklyn, New York 11234

SITE No. C224205

NYSDEC REGION 2

April 2019

Interim Remedial Measure Completed; Report Recommends No Further Action at Brownfield Site; Public Comment Period Announced

The public is invited to comment on a proposed no further action remedy for the 2103 Ralph Avenue site ("site") located at 2103 Ralph Avenue, Brooklyn, Kings County. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified to the left under "Where to Find Information."

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), is reviewing a report that recommends no further action at the site. The report, called an Alternatives Analysis Report, was prepared and submitted to NYSDEC by Tenen-Environmental, LLC on behalf of Georgetowne Center Brooklyn LLC. ("applicant(s)") dated February 2019.

How to Comment: NYSDEC is accepting written comments about the report for 45 days, from **April 10, 2019** through **May 25, 2019**. The report is available for public review at the location(s) identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Proposed No Further Action Remedy: The no further action proposal is based on the completion of expedited cleanups known as Interim Remedial Measures (IRMs) conducted before the report was submitted by the applicant. The completed IRMs included the following:

- Excavation and off-site disposal of approximately 40 cubic yards of contaminated soil;
- Excavation and grading of soil/fill to a depth of one foot below grade, consistent with the depth required to install a sub-slab depressurization system;
- Installation and maintenance of an active sub-slab depressurization system; and
- Construction and maintenance of a composite cover system consisting of a six-inch thick concrete building slab underlain with a vapor barrier.

Before the completion of the IRMs, post excavation soil sampling was completed to identify any remaining contamination. The results indicate residual contamination consistent with historic fill materials remains in on-site soils. Since contaminated soil remains beneath the site, Institutional and Engineering Controls are required to protect human health and the environment. The applicant will be submitting a Site Management Plan (SMP).

BROWNFIELD CLEANUP PROGRAM

The SMP will serve as the basis for maintaining the protection of public health and the environment through monitoring and the continued operation and maintenance of completed remedial actions. The plan will address the required engineering controls as well as the maintenance and enforcement of institutional controls such as an Environmental Easement (EE).

Next Steps: NYSDEC will consider public comments, make any necessary revisions and, if appropriate, approve the report and its no further action recommendation. The approved report will be made available to the public under "Where to Find Information" on Page 1 of this fact sheet.

When the report and other final documents are approved, NYSDEC will issue a Certificate of Completion (COC) to the applicant(s). The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

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

A COC may be modified or revoked if, for example, an applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC.

Site Description and Background: The 2103 Ralph Avenue site is located in an urban area in Brooklyn, NY. The site is identified as unit #33, with an address of 2103 Ralph Avenue, which is located within the southwest portion of the Georgetown Shopping Center with an overall address of 2181 Ralph Avenue, Brooklyn, NY. The site is a 2,420 square foot (0.06 acre) unit in a one-story building located in the southwest portion of the Georgetown Shopping Center. The site is currently zoned as C2-2, which allows for commercial use, and is currently occupied by a Pearl Vision eyeglasses store. The subject property was originally marshland that was drained by 1924. The larger property containing the site was used by the Jamaica Dredging Company from the 1920s through the early 1950s, which likely filled the site and surrounding areas using dredged material from Paerdegat Basin. The site was developed as a shopping center between 1967-1970 and has been used for commercial spaces since that time. Past land

uses include a number of commercial establishments, including a dry cleaner which operated on-site for 27 years until at least the early 1990s.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C224205) at:

<http://www.dec.ny.gov/cfm/x/extapps/derexternal/index.cfm?pageid=3>

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 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>

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 at:

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.

BROWNFIELD CLEANUP PROGRAM

Site Location Map

