

**(Fact Sheet Begins Next)**

## **Act Now to Continue Receiving Information About This Site!**

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites electronically by email.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

**You must sign up for the DER email listserv:**

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



### **Why You Should Go “Paperless”:**

- ☒ Get site information faster and share it easily;
- ☒ Receive information about all sites in a chosen county - read what you want, delete the rest;
- ☒ It helps the environment and stretches your tax dollars.

**If “paperless” is not an option for you**, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



**Department of  
Environmental  
Conservation**

## Where to Find Information

Access project documents through the DECinfo Locator and at these location(s):  
<https://extapps.dec.ny.gov/data/DecDocs/C224290>

### **Brooklyn Public Library Spring Creek Branch**

12143 Flatlands Avenue  
Brooklyn, NY 11207  
(718) 257-6571

### **Brooklyn Community Board No. 5**

Pennsylvania Ave, 2nd Floor  
Brooklyn, NY 11207  
(718) 819-5487  
[mperkins@cb.nyc.gov](mailto:mperkins@cb.nyc.gov)

Key project documents and project summary also are available on the NYSDEC website at:  
<https://extapps.dec.ny.gov/data/DecDocs/C224290/>

### **Who to Contact**

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

#### **Project-Related Questions**

Steven Wu, Project Manager  
NYSDEC  
47-40 21st Street  
Long Island City, NY 11101  
(718) 482-6725  
[steven.wu@dec.ny.gov](mailto:steven.wu@dec.ny.gov)

#### **Project-Related Health Questions**

Mark Sergott  
NYSDOH  
Empire State Plaza Corning Tower  
Room 1787  
Albany, NY 12237  
(518) 402-7897  
[bee@health.ny.gov](mailto:bee@health.ny.gov)

### **For more information about New York's Brownfield Cleanup Program, visit:**

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

# FACT SHEET

**Brownfield Cleanup Program**

**12096 Flatlands Avenue Site  
Brooklyn, NY 11207**

**April 2025**

**SITE No. C224290  
NYSDEC REGION 2**

## Cleanup Action Completed at Brownfield Site

Action has been completed to address the contamination related to 12096 Flatlands Avenue Site ("site") located at 30 Inspiration Lane (formerly known as 12096 Flatlands Avenue), Brooklyn, Kings County under New York State's Brownfield Cleanup Program (BCP). Please see the map for the site location.

Cleanup activities were performed by IUV Phase 1 LIHTC Owner, LLC, IUV Phase 1 Owner, LLC, and Innovative Urban Living, LLC, ("applicants") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC). The applicants have submitted a proposed Final Engineering Report (FER) for NYSDEC review which states that cleanup requirements have been or will be achieved to fully protect public health and the environment for the proposed site use.

- Access project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224290/>.
- The documents also are available at the location(s) identified at left under "Where to Find Information."

**Highlights of the Site Cleanup:** The following activities have been or will shortly be completed to achieve the remedial action objectives:

- Installation of support of excavation to facilitate remedial excavation;
- Dewatering in compliance with city, state, and federal laws and regulations;
- Excavation and off-site disposal of soil exceeding the Track 2 restricted residential Soil Cleanup Objectives (SCOs) to depths ranging to approximately 15 below grade across the site;
- Removal of eleven (11) previously unknown Underground Storage Tanks;
- Collection and analysis post-excavation soil samples to evaluate the effectiveness of the remedy;
- Importation of clean material that meets the established SCOs for use as backfill, if needed;
- Implementing a Health and Safety Plan and Community Air Monitoring Plan during all ground intrusive activities;
- Implementation of a Site Management Plan (SMP) and recording of an Environmental Easement to ensure proper future use of the site during any activities that will disturb remaining contaminated material, which must be conducted in accordance with the SMP.

# BROWNFIELD CLEANUP PROGRAM

**Next Steps:** When NYSDEC approves the FER, it will be made available to the public (see "Where to Find Information"). NYSDEC then will issue a Certificate of Completion (COC) that will be announced in a fact sheet. The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s) will be eligible for tax credits to offset a portion of the costs of performing cleanup activities and for redevelopment of the site.

**Site Description:** The site is located at the southwest corner of the intersection of Flatlands Avenue and Pennsylvania Avenue and is identified as Block 4434 Lot 10 on the NYC Tax Map. The 1.57-acre Site is bordered to the north by Flatlands Avenue followed by a gasoline filling station, automotive repair facility, carwash, and Sheffield Avenue; to the east by Pennsylvania Avenue followed by a vacant landscaped lot and the northern courtyard of a twenty-story residential building (part of the Starrett City Complex), to the south by a twelve-story multi-family residential building, and to the west by a gravel parking lot. Previously, the site had been used a former gasoline filling station and operated with former automotive dismantling/wrecking activities.

The development will consist of two mixed-use commercial/residential buildings with planned affordable housing.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the site ID, C224290) at: <https://extapps.dec.ny.gov/cfm/extapps/derexternal/in dex.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:

<https://dec.ny.gov/environmental-protection/site-cleanup/brownfield-and-state-superfund-programs/brownfield>

***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.***

## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

<https://dec.ny.gov/environmental-protection/site-cleanup/regional-remediation-project-information/environmental-cleanup-email-newsletters>

Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://dec.ny.gov/maps/interactive-maps/decinfo-locator>



# BROWNFIELD CLEANUP PROGRAM

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## Site Location





## Translation Available. Don't see your language? Ask!

<b>English</b>	To have this document translated into a language you can understand, contact the person below. There is no charge for the translation.
<b>Español Spanish</b>	Si necesita la traducción de este documento a un idioma que pueda entender, comuníquese con la persona indicada abajo. La traducción es gratis.
<b>简体字 Simplified Chinese</b>	如需將此文件翻譯成您能理解的語言版本，請聯絡下方人員。本次翻譯不收取費用。
<b>Русский Russian</b>	Чтобы получить перевод этого документа на понятный вам язык, свяжитесь с представителем, данные которого указаны ниже. Плата за эту услугу не взимается.
<b>אידיש Yiddish</b>	צו האבן די דאקומענט איבערגעטייטשט אין א שפראך וואס איר קענט פארשטיין, פארבינדט זיך מיט די פערזאן אונטן. די איבערטייטשונג איז פריי פון אפצאל.
<b>বাঙালি Bengali</b>	এই নথিটি আপনি বুঝতে পারেন এমন একটি ভাষায় অনুবাদ করতে, নিম্নলিখিত ব্যক্তির সাথে যোগাযোগ করুন। অনুবাদের জন্য কোন চার্জ দিতে হবে না।
<b>한국어 Korean</b>	이 언어를 본인이 이해할 수 있는 언어로 받아보려면 아래 담당자에게 문의하십시오. 번역료는 없습니다.
<b>Kreyòl Ayisyen Haitian Creole</b>	Pou yo ka tradwi dokiman sa nan yon lang ou ka konprann, kontakte moun ki anba a. Ou p'ap peye anyen pou tradiksyon an.
<b>Italiano Italian</b>	Per ottenere la traduzione di questo documento in un'altra lingua, contatti la persona indicata qui di seguito. La traduzione è gratuita.
<b>العربية Arabic</b>	لترجمة هذا المستند إلى لغة يمكنك فهمها، تواصل مع الشخص أدناه. لا يتم تطبيق رسوم مقابل الترجمة.
<b>Języki Polski Polish</b>	Aby uzyskać tłumaczenie tego dokumentu na język, który jest dla Ciebie zrozumiały, skontaktuj się z poniższą osobą. Za tłumaczenie nie jest pobierana żadna opłata.

Contact: Steven Wu, (718) 459-7801, [steven.wu@dec.ny.gov](mailto:steven.wu@dec.ny.gov)