

(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.

12096 Flatlands Avenue

Brownfield Cleanup Program

Site No. C224290

Brooklyn, NY 11207



Department of
Environmental
Conservation

July 2025

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 12096 Flatlands Avenue Site ("site") located at 30 Inspiration Lane (formerly known as 12096 Flatlands Avenue) in Brooklyn, NY, under New York State's Brownfield Cleanup Program have been met. Please see the map for the site location.

The 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). NYSDEC has approved a Final Engineering Report (FER) and issued a Certificate of Completion (COC) for the site.

- Access the approved FER, Notice of COC and other project documents online through the DECinfo Locator: <https://extapps.dec.ny.gov/data/DecDocs/C224290>.
- Documents also are available at the location(s) identified under "Where to Find Information."

Completion of the Project

The following activities have been completed to achieve the cleanup 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 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; and
- Implementation of a Site Management Plan and Environmental Easement to ensure the proper future use of the site during any activities that will disturb remaining contaminated material, which must be conducted in accordance with the SMP.

Final Engineering Report Approved

NYSDEC has approved the FER, which:

- 1) Describes the cleanup activities completed.
- 2) Certifies that cleanup requirements have been achieved for the site.
- 3) Describes any institutional/engineering controls to be used. 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.
- 4) 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 put in place on the site:

- Site Management Plan
- Groundwater Use Restriction
- Land Use Restriction
- Environmental Easement

No engineering controls were required for the Site.

Next Steps

With its receipt of a COC, the applicants are eligible to redevelop the site. In addition, the applicants are eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site. A COC may be modified or revoked if, for example, there is a failure to comply with the terms of the order or agreement with NYSDEC.

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 as 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://appfactory.dec.ny.gov/DERExternalSearch/ERDSearch>

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 NYSDEC 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>

Stay Informed with DEC Delivers

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.

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>

CONTACT INFORMATION

Project-Related Questions

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Project-Related Health Questions

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WHERE TO FIND INFORMATION

Access project documents through the DECinfo Locator and at these locations:
<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

Site Location





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

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