



FACT SHEET

Brownfield Cleanup Program

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

Site Name: 2103 Ralph Avenue
DEC Site #: C224205
Address: 2103 Ralph Avenue
Brooklyn, NY 11234

Have questions?
See
"Who to Contact"
Below

Interim Remedial Measure Proposed; Public Comment Period Announced

The New York State Department of Environmental Conservation (NYSDEC) is proposing an expedited cleanup for the 2103 Ralph Avenue site ("site") located at 2103 Ralph Avenue in Brooklyn. 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." NYSDEC is conducting a public comment period because this Interim Remedial Measure (IRM) is likely to represent a significant part of the cleanup for this site.

How to Comment

NYSDEC is accepting written comments about the proposed IRM work plan for 30 days, from **May 18, 2016** through **June 17, 2016**. The proposed plan is available for review at the location(s) identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Draft Interim Remedial Measure Work Plan

An IRM is a cleanup activity that may be performed when a source of contamination or exposure pathway (the way in which a person may contact contamination) can be effectively addressed without extensive investigation and evaluation.

The draft IRM work plan describes the proposed cleanup activities that include:

The installation of an active Sub-Slab Depressurization System (SSDS) and composite cover system (vapor barrier and concrete slab); managed soil excavation and end-point sampling; and installation of an active SSDS and composite cover system at the site and in two adjoining units located at 2097 Ralph Ave. and 2099 Ralph Ave. The SSDS and cover systems will prevent sub-slab vapors from entering the buildings.

Summary of the Investigation

The findings of past environmental investigations indicate the presence of chlorinated solvents in soil, soil vapor and groundwater above regulatory levels at or near the site. Some petroleum-related and fill-related constituents were also encountered above regulatory levels in samples collected off-site but immediately upgradient and downgradient of the site. The concentrations

of Tetrachloroethene (PCE) in soil vapor and indoor air should be mitigated or reduced at the site and the western adjoining units based on New York State Department of Health (NYSDOH) guidance.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and approve the IRM work plan in consultation with New York State Department of Health (NYSDOH). The approved work plan will be made available to the public (see “Where to Find Information” below). After the work plan is approved, the activities detailed in the work plan will be implemented. Upon completion of the work, a Construction Completion Report will be prepared that documents the activities that were performed.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: 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.

Site Features: The site is a 2,420 square feet (0.06 acre) unit in a one-story building located in the southwest portion of the Georgetown Shopping Center.

Current Zoning/Use: The site is currently zoned as C2-2, which allows for commercial use, and is currently occupied by a Pearl Vision eyeglasses store.

Historical Use: 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.

Site Geology and Hydrogeology: The surface topography slopes down to the southeast towards East Mill Basin. The property lies at an elevation of approximately 15 feet above the National Geodetic Vertical Datum of 1929 (an approximation of mean sea level). The approximate depth to bedrock is 800 feet from grade surface.

Groundwater has been measured at an average depth of approximately 8.5 feet below grade and is assumed to flow toward the southeast.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/extapps/derexternal/haz/details.cfm?pageid=3&progno=C224205>

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 - Mill Basin Branch
Attn: Victoria Hill
2385 Ralph Avenue
Brooklyn, NY 11234
phone: (718) 241-3973

Brooklyn Community Board 18
1097 Bergen Avenue
Brooklyn, NY 11234-4841
Phone: 718-241-0422

Who to Contact

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

Project-Related Questions

Robert Filkins
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9612
Email: robert.filkins@dec.ny.gov

Site-Related Health Questions

Mark Sergott
New York State Department of Health
Empire State Plaza Corning Tower
Albany, NY 12237
Tel: (518) 402-7860
Email: 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.

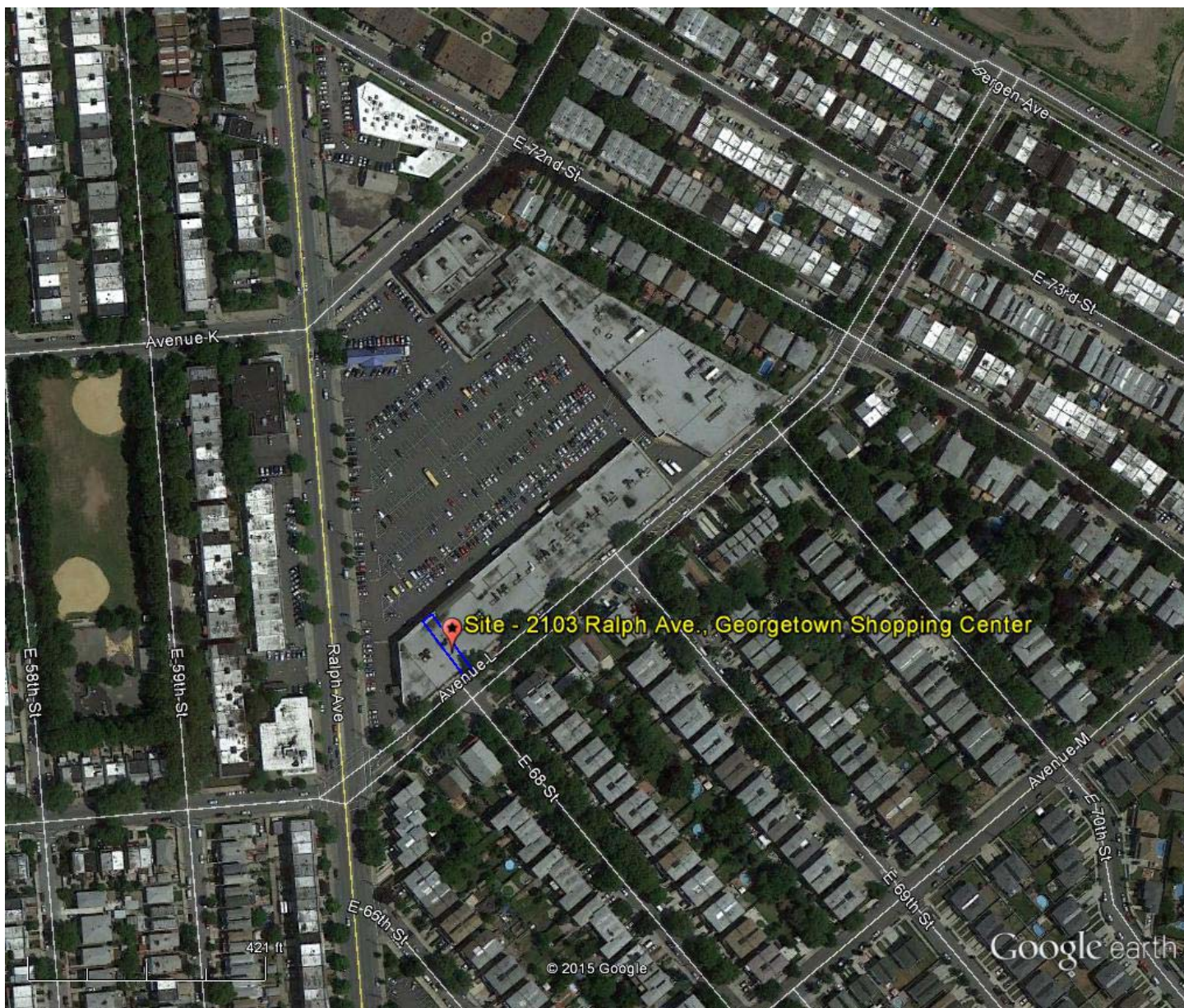
Receive Site Fact Sheets by Email

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.



Google earth

feet 1000
meters 300

