



FACT SHEET

State Superfund Program

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

Site Name: 192 Ralph Avenue
DEC Site #: 224042
Address: 192 Ralph Ave
Brooklyn, NY 11233

Have questions?
See
"Who to Contact"
Below

No Further Action Remedy Proposed for State Superfund Site; Public Comment Period and Public Meeting Announced

Public Meeting, Tuesday, 9/17/2013 at 6:00 PM

P.S. 005 Ronald McNair School Auditorium, 820 Hancock St., Brooklyn

NYSDEC invites you to a public meeting to discuss the no further action remedy proposed for the site. You are encouraged to provide comments at the meeting, and during the 30-day comment period described in this fact sheet.

The public is invited to comment on a no further action remedy proposed by the New York State Department of Environmental Conservation (NYSDEC) related to the 192 Ralph Avenue site ("site") located at 192 Ralph Ave, 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 below under "Where to Find Information."

How to Comment

NYSDEC is accepting written comments about the proposed plan for 30 days, from **August 30, 2013** through **September 30, 2013**. 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.

The site is listed as a Class "2" site in the State Registry of Inactive Hazardous Waste Sites (list of State Superfund sites). A Class 2 site represents a significant threat to public health or the environment; action is required.

Proposed Remedial Action Plan

The remedy proposed for the site includes:

No further action as the Interim Remedial Measure (IRM) effectively addresses on-site contamination. An IRM Work Plan dated June 2007 was approved July 11, 2007. The approved IRM Work Plan consists of the installation of a soil vapor extraction (SVE) system beneath the former dry-cleaners and adjacent management office to remediate volatile organic compound (VOC) sub-slab soil contamination and minimize vapor intrusion into the on-site

building. Concurrent with the installation of the SVE system, a vapor barrier was installed in the basement of the former dry-cleaner (formerly a dirt floor) to further minimize the potential for vapor intrusion. The approved IRM work plan has been implemented, and the installed SVE system is currently operational.

Summary of the Investigation

Based upon investigations conducted to date the primary contaminant of concern at the site is the dry cleaning solvent tetrachloroethene (perchloroethylene or "perc").

The significant soil contamination at the site is primarily limited to the area under the building footprint.

Groundwater beneath the building footprint is contaminated with tetrachloroethene above applicable standards. Tetrachloroethene has also migrated from the site area down-gradient to the south southeast under the adjoining sidewalks and streets.

Soil vapor measurements taken from the five extraction wells in the basement of the building showed elevated tetrachloroethene concentrations.

NYSDEC developed the proposed remedy after reviewing the detailed investigation of the site and evaluating the remedial options in the "feasibility study" submitted under New York's State Superfund Program by the responsible party(ies).

Institutional and Engineering Controls

Institutional controls and engineering controls generally are designed to reduce or eliminate exposure to contaminants of concern. 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.

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

- Site Management Plan
- Environmental Easement

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

- Vapor Mitigation

Next Steps

NYSDEC will consider public comments as it finalizes the no further action remedy for the site. The selected remedy will be described in a document called a "Record of Decision" that will explain why the remedy was selected and respond to public comments.

Background

Location: The site is located in an urban area in the southeastern part of the Bedford Stuyvesant section of Brooklyn. The site occupies 188 through 192 Ralph Avenue and is identified on the New York City Tax Map as Section 6, Block 1678, Lot 53.

Site Features: The main site feature is the existing three-story building on the property and an attached one-story addition with a basement at the rear (192 Ralph Avenue). The building structure is 20' x 80' occupying an area of approximately 0.037 acres.

Current Zoning/Use: The building at the site is zoned mixed Residential and Commercial (R6B) and is currently unoccupied. The surrounding properties are either zoned the same or as Residential 1 and 2 Family (primarily row house structures), which make up the majority of the area property uses. The row house property adjacent to the site building at 590 Macdonough Street has this latter zoning designation, while the adjacent 4-story, 14-unit apartment building to the south at 196 Ralph Avenue has the residential and commercial designation.

Past Use of the Site: Dry-cleaning operations (wet chemical) were conducted at the site from approximately 1946 until 1998. From 1998 until 2000 the site was used solely as a drop-shop dry-cleaning operation. The dry-cleaning operations took place in the 18 x 20 foot addition at the rear of the building with the equipment located on the first floor. It appears that the site contamination came from releases of process chemicals into the basement area of the one-story building addition, which at the time had a dirt floor in the basement allowing migration of contaminants into the underlying soils and groundwater.

Site contamination was discovered in 2002 during an owner-initiated subsurface investigation within the basement area of the building. With the confirmation of waste disposal at the site the property owner entered the Department's Voluntary Cleanup Program (VCP) as a Volunteer in 2004.

Operable Units: The site was divided into two operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. Operable unit 2 (OU2) is the on-site source area. OU1 consists of the off-site groundwater and soil vapor plumes.

Site Geology and Hydrogeology: The general area geology is composed of outwash sand and gravel deposits. Locally, there are highly permeable fine to medium sands with some gravel. There appears to be a confining silt/clay layer of unknown thickness present in the site area around 60 to 70 feet below the ground surface. Groundwater is encountered at 35 to 40 feet below ground surface (~9 feet above sea level). The area groundwater flow is to the south/southeast.

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=224042>

State Superfund Program: New York's State Superfund Program (SSF) identifies and characterizes suspected inactive hazardous waste disposal sites. Sites that pose a significant threat to public health and/or the environment go through a process of investigation, evaluation, cleanup and monitoring.

NYSDEC attempts to identify parties responsible for site contamination and require cleanup before committing State funds.

For more information about the SSF, visit: <http://www.dec.ny.gov/chemical/8439.html>

FOR MORE INFORMATION

Where to Find Information

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

Saratoga Library
8 Thomas S. Boyland St
Brooklyn, NY 11233
phone: 718-573-5224

Who to Contact

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

Project Related Questions

Robert Filkins
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9612
rhfilkin@gw.dec.state.ny.us

Site-Related Health Questions

Bridget Callaghan
New York State Department of Health
Empire State Plaza Corning Tower Room 1787
Albany, NY 12237
518-402-7860
BEEI@health.state.ny.us

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.

