

(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:**

[www.dec.ny.gov/chemical/61092.html](http://www.dec.ny.gov/chemical/61092.html)

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.

This page intentionally left blank.



# FACT SHEET

## Brownfield Cleanup Program

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

**Site Name:** Cinderella 248 LLC  
**DEC Site #:** C224160  
**Address:** 248 Flatbush Avenue  
Brooklyn, NY 11217

Have questions?  
See  
"Who to Contact"  
Below

### Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the Cinderella 248 LLC site ("site") located at 248 Flatbush Avenue, Brooklyn, NY. 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."

Based on the findings of the investigation, NYSDEC in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat to public health or the environment due to elevated concentrations of contaminants in groundwater, soil vapor and indoor air. The activities in the report have been designed to address the identified contamination and the threat posed.

#### How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **January 12, 2015** through **February 25, 2015**. The proposed plan is available for public 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 Remedial Work Plan and Proposed Decision Document

The cleanup plan is described in NYSDEC's Proposed Decision Document, which is based on a more detailed "Remedial Investigation/Alternative Analysis Report, dated October 2014". The proposed remedy consists of:

1. Installation of a Sub-Slab Depressurization System at the site to minimize impacts to indoor air quality at the Site and nearby properties;
2. Maintenance of a cover system engineering control (concrete cover) at the Site to prevent contact with potential contamination beneath the slab;
3. Periodic soil vapor intrusion monitoring at the site. (Off-site will be dealt with separately under the State Superfund and there will be a separate decision document);
4. Preparation of a Site Management Plan (SMP) with provisions for Operation, monitoring and maintenance, annual certification and other procedures to implement the ECs (Engineering Controls) and ICs (Institutional Controls); and

5. Imposition of an institutional control in the form of an environmental easement to require periodic certification of the ICs/ECs, compliance with the SMP, allow for commercial use of the property and groundwater use restrictions.

The proposed remedy was developed by Cinderella 248 LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

#### *Summary of the Investigation*

Due to the former operation of a dry-cleaning business at this site, tetrachloroethene (PCE) is the primary contaminant of concern. To date the following investigations have been completed at the site.

- In April 2005, soil impacted from a dry cleaning machine coolant leak was discovered. PCE was detected in groundwater at 285 ug/l. Impacted soils were excavated to five feet below the basement floor. End-point sampling of the excavation area was conducted and PCE was not detected in any of the samples.
- In 2007, soil vapor samples were collected from the basement floor and the results ranged from non-detect to 607,000 ug/m<sup>3</sup>.
- In 2011, a subsurface soil, groundwater and soil vapor investigation was conducted. Soil samples were collected from the basement floor and no Volatile Organic Compounds (VOCs) exceeded the unrestricted use soil cleanup objectives (SCOs) for volatile organic compounds (VOCs). PCE was detected in groundwater at two on-site locations at 25 ug/l and 69 ug/l. A vapor intrusion investigation was conducted at the site and at adjoining properties situated (80 St. Marks Avenue, 250 and 252 Flatbush Avenue). On-site, PCE was detected in sub-slab samples at concentrations ranging from 4,010 to 20,800 ug/m<sup>3</sup>. On-site, the maximum indoor air concentration for PCE was 24.4 mg/m<sup>3</sup>. At off-site locations, PCE in sub-slab samples ranged from 185 ug/m<sup>3</sup> to 20,400 ug/m<sup>3</sup>. The maximum indoor air concentration for PCE was 30.3 ug/m<sup>3</sup>. Based upon the NYSDOH Soil Vapor Intrusion Guidance document, a "mitigation" response was noted for the site and two off-site properties at 250 Flatbush Avenue and 80 St Marks Avenue.
- In 2013 and 2014, additional soil, groundwater and soil vapor sampling was conducted on-site and off-site. No PCE was detected above the unrestricted use SCO from soil samples collected beneath the site basement's concrete slab, or in the sediment sample collected near the sewer trap. PCE in groundwater ranged from 6.4 to 25 ug/l at three on-site locations, and concentrations have decreased since 2005. At one off-site building, PCE in the sub-slab was 440 ug/m<sup>3</sup> and indoor air was 5.7 ug/m<sup>3</sup>, indicating the need for monitoring/mitigation.

#### **Next Steps**

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant(s) may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

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

## Background

**Site Location:** The BCP site is located at 248 Flatbush Avenue in Brooklyn, NY and is Block 936 and Lot 12. It is bounded to the east by Flatbush Avenue, to the south by New York City Department of Design & Construction's (NYCDDC's) Eastern Parkway Project Resident Engineer's Field office, to the west by a courtyard for a restaurant, and to the north by a liquor store and restaurant.

**Site Features:** The site is a one-story building with a full basement that encompasses the entire property. It is approximately 2,300 square feet and is currently vacant. There is no parking associated with the site. The topography of the site is generally flat and the surrounding area slopes gradually to the northwest. The building is serviced by municipal water and sewer. The sewer connection is present in the southeast corner of the basement. The building was formerly heated via fuel oil-fired heating equipment located in the boiler room of the basement. The heating equipment and associated aboveground storage tank (AST) were disconnected and the heating equipment was removed. The closed AST remains in place.

**Current Zoning/Use(s):** The site is located in a R7A residential zone with a C2-4 commercial overlay; this zoning permits both residential and commercial uses. The site was most recently used for commercial purposes.

**Historical Uses(s):** The building was constructed between 1888 and 1906 and most recently housed a dry cleaner and shoe repair facility for the last twenty years. Previous uses included a dry goods store, book store, closet/wardrobe business and a woodworker.

**Site Geology and Hydrogeology:** The topographic elevation of the site vicinity is approximately 70 feet above mean sea level. Soils underlying the site are classified as Urban Land and consist of brown silty fine sand and brown to medium sand with some cobbles and trace fine to medium and coarse gravel. The depth to groundwater beneath the Site is approximately 60 feet below the basement floor and groundwater flow direction is generally to the northwest. No public water or other supply wells were identified within one-half mile of the site. The nearest body of water is the Gowanus Canal located approximately 0.67 miles west-northwest of the site.

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=C224160>

**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, Pacific Branch  
25 Fourth Avenue at Pacific Street  
Brooklyn, NY 11217  
Phone: (718) 638-1531

Brooklyn Community Board #6  
250 Baltic Street  
Brooklyn, NY 11201  
Phone: (718) 643-3027

### Who to Contact

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

#### Project-Related Questions

Alicia Barraza  
NYS Department of Environmental Conservation  
Division of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016  
Tel: 518-402-9690  
Email: alicia.barraza@dec.ny.gov

#### Site-Related Health Questions

Bridget Boyd  
New York State Department of Health  
Bureau of Environmental Exposure Investigation  
Empire State Plaza - Corning Tower Room 178  
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.

**SITE LOCATION**  
**CINDERELLA 248 LLC**  
**BCP SITE C224160**

