



Department of  
Environmental  
Conservation

# FACT SHEET

## Brownfield Cleanup Program

12096 Flatlands Avenue  
Brooklyn, NY 11207

July 2023

SITE No. C224290  
NYSDEC REGION 2

### Where to Find Information

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

**Brooklyn Public Library**  
**Spring Creek Branch**  
12143 Flatlands Avenue  
Brooklyn, NY 11207  
(718) 257-6571

**Brooklyn Community Board No. 5**  
127 Pennsylvania Ave, 2<sup>nd</sup> Floor  
Brooklyn, NY 11207  
(718)-819-5487

### Who to Contact

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

**Project-Related Questions**  
Steven Wu, Project Manager  
NYSDEC  
47-40 21<sup>st</sup> 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  
[beei@health.ny.gov](mailto:beei@health.ny.gov)

For more information about New York's  
Brownfield Cleanup Program, visit:  
[www.dec.ny.gov/chemical/8450.html](http://www.dec.ny.gov/chemical/8450.html)

## 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 12096 Flatlands Avenue site ("site") located at 12096 Flatlands Avenue, Brooklyn, NY. Please see the map for the site location.

Based on the findings of the investigation, NYSDEC in consultation with the New NYSDOH has determined that the site does not pose a significant threat to public health or the environment.

**How to Comment:** NYSDEC is accepting written comments about the proposed plan, called a "Draft Remedial Action Work Plan (RAWP)" for 45 days, from **July 20 through September 2, 2023**.

- Access the RAWP and other project documents online through the DECinfo Locator: <https://www.dec.ny.gov/data/DecDocs/C224290/>.
- Documents also are available at the location(s) identified at left under "Where to Find Information."
- Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

**Draft Remedial Work Plan:** The proposed Unrestricted Use remedy consists of:

- Installation of support of excavation to facilitate remedial excavation;
- Removal of Underground Storage Tanks, if present;
- Excavation and off-site disposal of soil exceeding unrestricted Soil Cleanup Objectives (SCOs) to a depths ranging from approximately 15 to 23 feet below grade across the site;
- Collection and analysis of confirmation 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;
- If an Unrestricted Use cleanup is not achieved, implementation of a Site Management Plan would also be required for long term maintenance of the remedial systems;
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may also be necessary.

The proposed remedy was developed by Innovative Urban Living, LLC ("applicant") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report"

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which describes the results of the site investigation is also available for review at the locations identified on Page 1.

**Next Steps:** NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The applicant 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.

**Site Description:** 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.

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://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

**Summary of the Investigation:** The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs) and metals, which are present site-wide in soil, and

which are consistent with the presence of contaminated fill. The planned site redevelopment includes two mixed-use commercial/residential buildings in the central and eastern portion of the site with a single cellar level across the majority of the site footprint.

**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://www.dec.ny.gov/chemical/8450.html>

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*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.*

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## Stay Informed With DEC Delivers

Sign up to receive site updates by email:

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

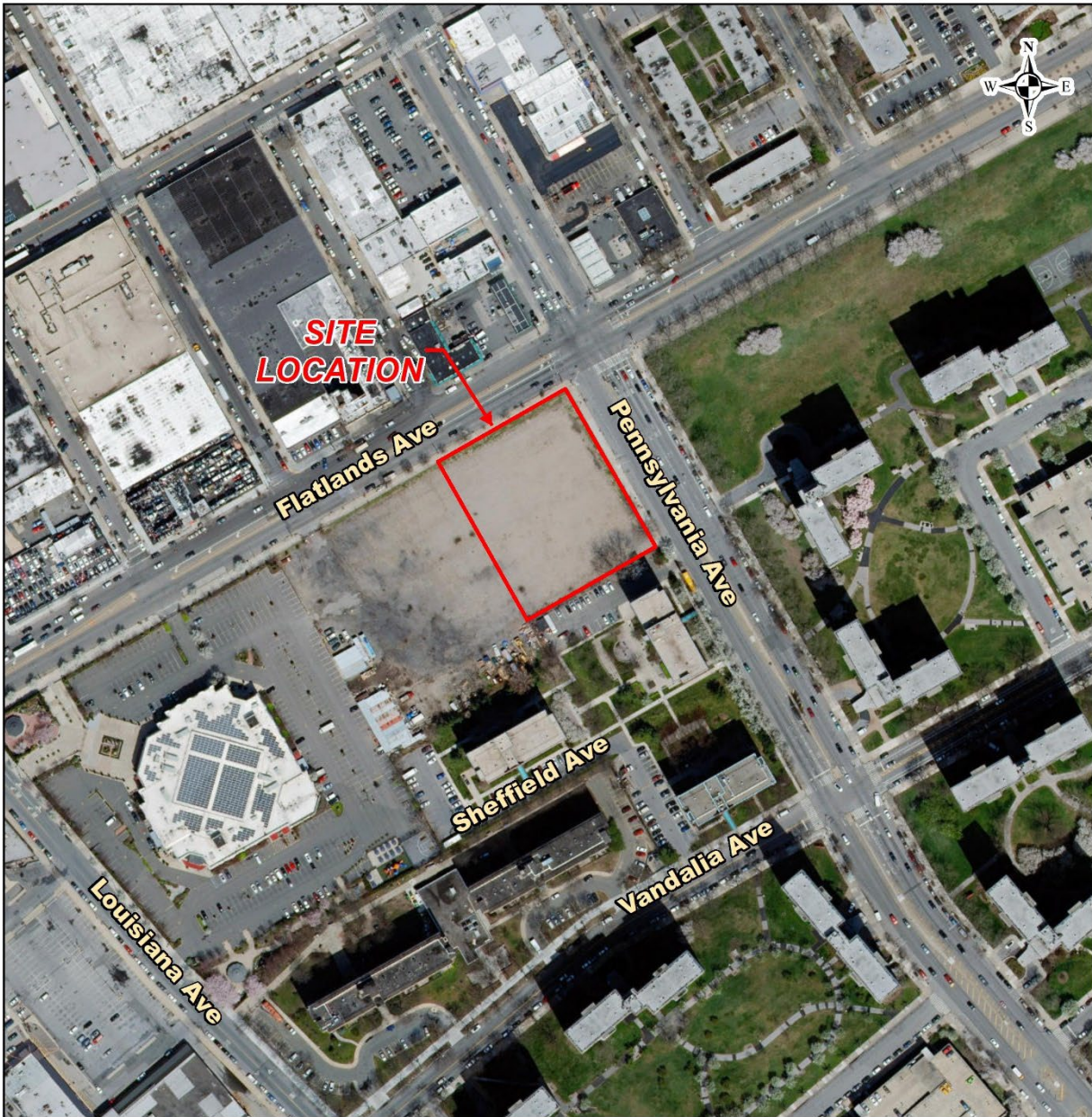
Note: Please disregard if you already have signed up and received this fact sheet electronically.

## DECinfo Locator

Interactive map to access DEC documents and public data about the environmental quality of specific sites: <https://www.dec.ny.gov/pubs/109457.html>

# BROWNFIELD CLEANUP PROGRAM

## Site Location Map – 12096 Flatlands Avenue (C224290)





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

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<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।
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<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>Język 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)**