

NYC Voluntary Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Bedford Library
496 Franklin Avenue
Brooklyn, NY 11238

(Please call (718) 623-0012 for hours of operation)

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

Public Comment Period

May 16, 2012
to
June 16, 2012

Whom can I contact for project information?

Zach Schreiber
Project Manager
NYC Office of
Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007
(212) 788-3056
ZSchreiber@dep.nyc.gov

Or

Shaminder Chawla
Assistant Director
NYC OER
(212) 442-3007
ShaminderC@dep.nyc.gov

For more information visit:
www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Sunshine Construction LLC for enrollment of the property at 821 Bedford Avenue, Brooklyn, identified as Block 1734, Lot 60, into the VCP. The Remedial Investigation Report (RIR) details the results of an investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Site Description and Development - Currently, the 2,500 square foot Site is improved with a 2-story mixed use brick building. The proposed future use of the Site will consist of a six-story building with a 10 ft cellar level used for storage and mechanical rooms. The first floor will contain residential and parking uses, and floors 2 through 5 will be residential use. The new building will cover 85% of the lot and will have a rear yard.

Summary of RIR - Soil/fill samples collected during the RI detected methylene chloride at low levels. No other VOCs, pesticides, or PCBs were detected. Several SVOCs were detected within one of the shallow soil sample, but each SVOC concentration was below Track 1 Unrestricted Use SCOs. Several metals including barium, chromium, copper, lead, nickel and zinc were detected above Unrestricted Use SCOs. Barium and lead were also detected above Restricted Residential SCOs, both in just one shallow soil sample. Overall, except for one shallow soil sample, soil testing results were consistent with observations for other historical fill sites in Brooklyn. The RI did not reveal any contaminant source areas on this property.

Groundwater samples collected during the RI indicated no detectable concentration of SVOCs, pesticides or PCBs within the Site groundwater. The dissolved concentration of each of the metals was below NYSDEC 6NYCRR Part 375 Groundwater Quality standards (GQS). Several chlorinated VOCs were detected within the groundwater sample. Tetrachloroethylene (39 ppb) and trichloroethylene (250 ppb) were detected within the groundwater sample above their corresponding GQS. PCE and TCE were not detected in on-Site soils. The RI indicates that groundwater is contaminated with the PCE and TCE, likely from an off-Site source.

Soil vapor samples collected during the RI showed a wide range of petroleum and chlorinated volatile organic compounds at relatively low concentrations. PCE was detected in the range from 3.1 to 3.4 $\mu\text{g}/\text{m}^3$ and TCE ranged from 2.2 to 3.3 $\mu\text{g}/\text{m}^3$. Neither PCE nor TCE were detected within any of the soil collected at the Site, but both were detected within groundwater, which is present at a depth of approximately 40 to 44 feet below grade. This suggests the low concentrations of PCE and TCE in soil gas are related to a possible off-Site source.

Summary of the Remedy The elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and VOC during active remediation;
- Establishment of Track 4 site-specific Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds site SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs and Demarcation of residual soil/fill;
- Installation and operation of a passive sub-slab depressurization system and a vapor barrier/waterproofing barrier system beneath the building slab and along foundation sidewalls;
- Construction and maintenance of an engineered composite cover across the entire Site, consisting of the new building's concrete slab and rear concrete patio, to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of an approved Site Management Plan that describes any Engineering Controls and Institutional Controls implemented at the site;
- Recording of a deed restriction to inform future owners of residual historic fill at the site; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP through June 16, 2012. The RIR and draft RAWP are available for review at the Bedford Library Branch of the Brooklyn Public Library and electronically on OER's website: www.nyc.gov/oer. Comments should be sent to Mr. Zach Schreiber via mail or e-mail (see contact information on first page at left).

Next Steps

OER will review the project documents and consider all public comments submitted during the comment period before it approves a cleanup plan for the site. A copy of the approved plan will be placed in the public library branch and on OER's website, and a second fact sheet will be issued before work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

Direct Link to Document Repository:

<http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

OR scan with your smart phone:



Figure 1 – Site Location Map



Figure 2 – Site Aerial View

