

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Brooklyn Public Library
Leonard Branch
81 Devoe Street
Brooklyn, NY 11211

(Please call (718) 486-3365 for hours of operation)

and electronically at:

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

Public Comment Period

September 20, 2012
to
October 20, 2012

Whom can I contact for project information?

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

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by FPG 243 North 9th Property LLC and FPG 261 North 9th Property LLC for enrollment of the property at 235-263 North 9th Street (Block 2307, Lots 27, 33, 36, 38) in Brooklyn, New York into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental 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.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days ending October 20, 2012. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The site consists of a 17,517 square foot parcel (Project A) and a 11,150 square foot parcel (Project B), separated by a right-of-way driveway (lot 31) that provides access to the adjacent property to the north. The site is currently vacant. The proposed development is to construct a new seven-story residential building that extends over the at grade driveway on lot 31. Project A will have a cellar to be used for parking and mechanical facilities. On the first floor of both Project A and B, there will be parking, mechanical as well as residential entrance lobbies. The footprint of the new building covers the entire site (except lot 31) and there will be no landscaped areas.

Summary of RIR

The stratigraphy of the Site, from the surface down, consists of 4 to 7 feet of historic fill underlain by a brown/grey silt and clay. Analysis of soil/fill samples revealed that no Volatile Organic Compounds (VOCs) or Polychlorinated Biphenyls (PCBs) exceeded cleanup standards. Semi-Volatile Organic Compounds, pesticides and metals were detected above cleanup standards.

Groundwater samples collected during the RI revealed no VOCs, pesticides or PCBs exceeded cleanup standards. SVOCs and dissolved metals were detected above their respective cleanup standards.

Soil vapor samples collected during the RI indicated trace to low levels of petroleum related compounds and elevated concentrations of chlorinated VOCs. Trichloroethylene and tetrachloroethylene were found at levels within the mitigation level ranges of the State Department of Health.

Summary of the Remedy

The proposed remedial action is a Track 4 Site-Specific Use cleanup. The specific 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 volatile organic carbon compounds during active remediation;
- Establish Track 4 - Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds the site's 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 the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier beneath the entire slab of both buildings and installation of a waterproofing membrane below the lower level parking area of the Project A building and below the elevator pits of both buildings;
- Installation and operation of an active sub-slab depressurization system beneath the lobby and any other non-parking base level areas in each building;
- The grade and sub-grade parking garage areas of Project A, and the first floor parking garage constructed across the majority of Project B will be ventilated in accordance with DOB mechanical code;
- Construction of an engineered composite cover across the entire Site;
- Submission of a Remedial Action Report (RAR); and
- Submission of an approved Site Management Plan and Recording of a Declaration of Covenants and Restrictions that includes a list of Engineering & Institutional Controls.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial 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 OER document repository:

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

Figure 1 – Site Location Map



Figure 2 – Site Vicinity Map

