

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Brooklyn Library
Marcy Branch
617 Dekalb Avenue
Brooklyn, NY 11216

Please call (718) 935-0032 for hours of operation

and electronically at:

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

Public Comment Period

March 7, 2013
to
April 6, 2013

Whom can I contact for project information?

Hannah Moore
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-442-6372
HMoore@dep.nyc.gov

and

Shaminder Chawla
Assistant Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

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

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 683 Marcy Avenue Realty, LLC for enrollment of the property located at 683 Marcy Avenue in Bedford-Stuyvesant section of Brooklyn, New York and identified as Block 1785, Lots 1, 3 and 5 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 until April 6, 2013. 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 is 10,000 square feet and is currently undeveloped and vacant. The proposed future use of the Site consists of an 8-story residential building with 4,000 square feet cellar used for storage and utilities. The property will also have a parking garage at grade.

Summary of RIR

The environmental investigation identified up to seven feet of historic fill. Elevated levels of polycyclic aromatic hydrocarbons (PAHs), metals, and pesticides were found in soil samples and are believed to be associated with historic fill material. Volatile Organic Compounds (VOCs) and PCBs were not detected in soil.

Groundwater samples identified the levels of VOCs and metals slightly exceeding Groundwater Quality Standard. Soil vapor samples collected during the RI showed petroleum related and chlorinated VOCs at generally low concentrations.

Summary of the Remedy

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;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Front half of building will be excavated to 11 feet below grade and rear half will be excavated to 1-2 feet below grade;
- Transportation and off-site disposal of all soil/fill material 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 Track 4 SCOs;
- Construction and maintenance of an engineered composite cover;
- Installation of grade-level ventilated parking and installation of a vapor barrier system in areas where there is no ventilated parking;
- Institutional Controls including prohibition of (1) vegetable gardening and farming; (2) use of groundwater; (3) disturbance of residual historic material unless it is conducted in accordance with an approved Site Management Plan; and (4) higher level of land usage without OER-approval.
- Submission of a Remedial Action Report.
- Continued registration as an "E" Designated Site to ensure compliance with institutional and engineering 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 Document Repository: <http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

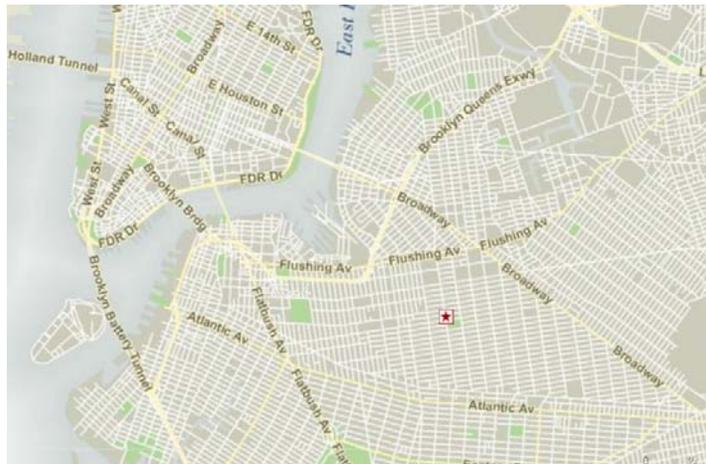


Figure 2 – Site Map

