



Public Comment Period

October 31, 2013
to
November 30, 2013

Where can I view project documents?

Online at:

[http://www.nyc.gov/hml/oer/html/
repository/RBrooklyn.shtml](http://www.nyc.gov/hml/oer/html/repository/RBrooklyn.shtml)

Internet access to view documents
is available at the public library.
The closest location is:

Brooklyn Library
Greenpoint Branch
107 Norman Ave. at Leonard St.
Brooklyn, NY 11222

Please call (718) 349-8504
for hours of operation

Whom can I contact for project information?

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

NYC VCP Cleanup Plan Available for Review and Comment

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 501 Leonard Realty for enrollment of the property located at 501 Leonard Street in the Greenpoint section of Brooklyn, New York and identified as Block 2697, Lot 7 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 November 30, 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 8,800-square feet and is currently used for auto repair and auto body purposes and contains a single story brick building, with a partial basement in the northeast corner. The proposed future use of the Site consists of a 3,753 square-foot, mixed-use, residential building, with two commercial units and parking garage on the first floor, and a basement for storage and mechanical housing.

Summary of RIR

The environmental investigation identified up to 6 feet of historic fill. Several Volatile Organic Compounds (VOC) and Semi Volatile Organic Compounds (SVOCs) were detected above cleanup guidelines. Six metals were also detected above cleanup guidelines. Groundwater samples identified elevated levels of VOCs, SVOCs, and metals above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs at generally low concentrations and below the monitoring level ranges established by New York State DOH.

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 Unrestricted Use Track 1 Soil Cleanup Objectives (SCOs) within the footprint of the proposed building, and site specific Track 4 SCOs in the remainder of the property;
- Excavation and removal of soil/fill exceeding Track 1 SCOs within the footprint of the proposed building, and site specific Track 4 SCOs in the remainder of the property. Footprint of new building will be excavated to the depths of more than 11 feet and remainder of site will be excavated to the depths of two feet;
- 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 the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover consisting of 5-inch thick structural concrete slab beneath the building and 2 feet of imported backfill material in the eastern portion of the site to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier and waterproofing beneath the building slab and behind the foundation walls of the proposed building; and
- Installation of a passive sub-slab depressurization system beneath the building slab;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of engineering and institutional controls and reporting at a specified frequency; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities certifies including any changes from this RAWP, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site, and lists any changes from this RAWP.

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

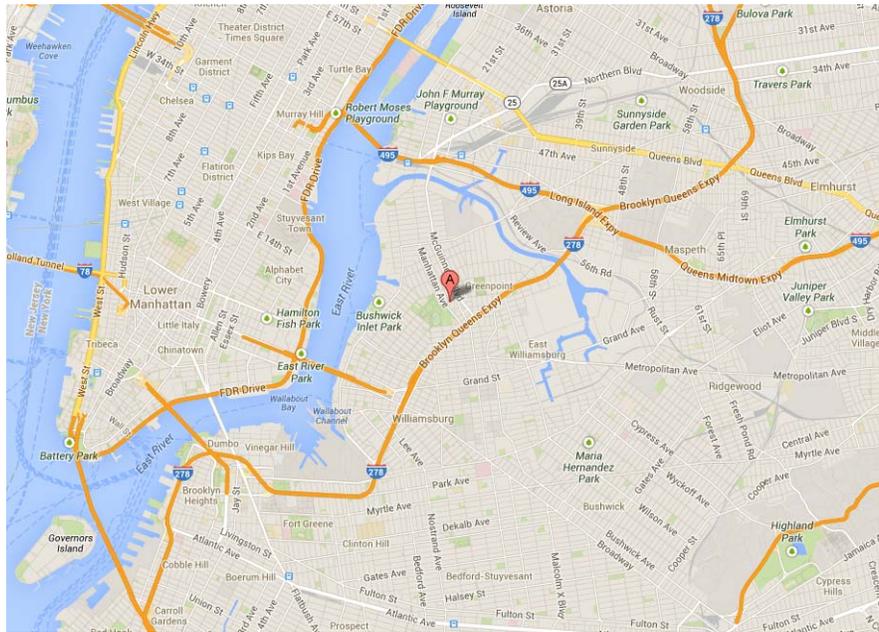


Figure 2 – Site Map

