planNYC

NYC Office of Environmental Remediation

1875 Atlantic Avenue
Brooklyn, New York
13CVCP149K

Application Fact Sheet
March 2015

Public Comment Period

March 23, 2015
to
April 23, 2015

Where can I view project documents?

Online at:
http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml

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

Brooklyn Public Library
Macon Branch
361 Lewis Avenue
Brooklyn, NY 11233

Please call (718) 573-5606 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 Velocity Framers USA Inc. for enrollment of the property located at 1875 Atlantic Avenue in the Bedford-Stuyvesant section of Brooklyn, New York and identified as Block 1713, 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 April 23, 2015. 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 21,126 square feet and currently contains an unused and vacant building previously utilized as manufacturing, warehouse, storage, and office space. The proposed future use of the Site will be a new 7-story apartment building with a full cellar level used for parking and various building utilities, with a parking garage ramp that connects with Kane Place.

Summary of RIR
The environmental investigation identified historical fill material up to depths of 8 feet. Several Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides are above cleanup guidelines in soil. Several SVOCs and one metal were detected above Groundwater Quality Standards. Soil vapor samples showed petroleum related and chlorinated VOCs but were below the Air Guideline Values monitor level established by the New York State Department of Health.

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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new building will be excavated 12 feet below grade for the cellar level. Approximately 13,500 tons of soil will be excavated and removed from Site;
- 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- 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 system beneath the building slabs and behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 6" concrete slab in the cellar to prevent human exposure to residual soil/fill remaining under the site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

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 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