

Public Comment PeriodJanuary 8, 2014
to
February 8, 2014**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
Pacific Branch
25 Fourth Avenue
Brooklyn, NY 11217

Please call (718) 638-1531 for hours of operation

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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 New York Developers for enrollment of the property located at 670-678 Pacific Street in the Prospect Heights section of Brooklyn, New York and identified as Block 1128, Lots 9, 11, and 13 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 February 7, 2014. 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 14,840-square feet and is developed with two 2-story commercial buildings (lots 9 and 11) and a vacant lot (lot 13). The development project consists of redeveloping the entire Site with an 8-story residential buildings and a full cellar. The building includes a full 14 foot cellar, spanning the entire Site, which will be utilized for parking, indoor recreation, storage and utilities. The first floor will contain lounge, lobby, and residential units with small private yards (219 sf to 267 sf) in the rear of the Site. The upper floors contain residential units.

Summary of RIR

The environmental investigation identified approximately 3 feet of historic fill. Three Semi-Volatile Organic Compounds (SVOCs), two pesticides, and five metals were detected above cleanup guidelines. Groundwater samples identified one VOC, two SVOCs and two metals above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related compounds and high levels of chlorinated VOCs, above the monitoring/mitigation level ranges 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Entire property will be excavated to the depths ranging from 16 feet to 20 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 if the remedy attains of SCOs;
- Submission of an RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;

If Track 1 Unrestricted Use SCOs are not achieved, the following elements will be implemented as part of new construction:

- As a part of development, the installation of a vapor barrier below the concrete slab of the building, as well as behind foundation walls of the proposed building. The vapor barrier will consist of Raven Industries VBP 20 Plus;
- As a part of development, installation of a passive sub-slab depressurization system located beneath the portion of the building without a parking garage;
- As a part of development, construction and maintenance of an engineered composite cover consisting of a concrete building slab; and
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination.

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

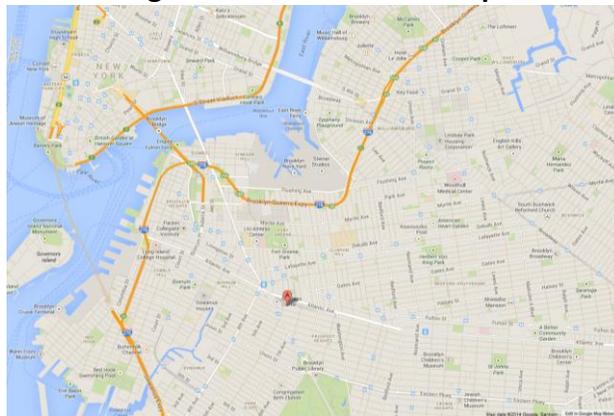


Figure 2 – Site Map

