

Public Comment PeriodJanuary 21, 2015
to
February 21, 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
Williamsburg Branch
240 Division Avenue
Brooklyn, NY 11211

Please call (718) 302-3485 for hours of operation

Whom can I contact for project information?Horace Zhang
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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 120 Union Avenue LLC for enrollment of the property located at 150 Union Avenue in the Broadway Triangle section of Brooklyn, New York and identified as Block 2238, Lot 49 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 15, 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 26,000 square feet and currently consists of a 2-story office building with a partial cellar in the southern portion, a 1-story building used for automobile repairs and body works in the northern portion and an auto salvage yard in the eastern portion. The proposed future use of the Site will be a 6-story mixed use (commercial and residential) building with a slab on-grade.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 0 - 8 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals and pesticides are above cleanup guidelines in soil. Several SVOCs, metals and one VOC are above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related and chlorinated VOCs, below the Air Guideline Values 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 to a depth between 1 - 4 feet; the proposed landscaped area and asphalt-paved parking area will be excavated to a depth of 1 foot to two feet. Approximately 2,870 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 30-mil vapor barrier system beneath the building slabs and footings of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 10" concrete slab on-grade and asphalt pavement in the parking area;
- 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>

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