

Public Comment Period

March 24, 2015
to
April 24, 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?

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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). Patoma Partners plans to enroll the property located at 349-355 Grand Street in the Williamsburg section of Brooklyn, New York and identified as Block 2384, Lot 22 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 24, 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 7,500 square feet and is currently vacant. The development project consists of redeveloping the lot with two 1,008-square-foot, two-story mixed-use buildings fronting Grand Street and three 840-square-foot, four-story residential buildings fronting Marcy Avenue. The remainder of the site will consist of a paved yard.

Summary of RIR

The environmental investigation identified approximately eight feet of historic fill. Several compounds were detected above cleanup guidelines and standards in soil and groundwater. Soil vapor samples showed petroleum-related volatile organic compounds (VOCs) and chlorinated VOCs at concentrations below the DOH soil vapor guidance values at which mitigation is recommended.

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 Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. For development purposes, 3,750 sf of the Site will be excavated to depth of approximately 11 feet for the new building's footings and foundation. The remaining portions will be excavated to a depth of approximately 1 foot and capped with concrete.
- Transportation and off-site disposal of historic fill at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan. Approximately 2,500 tons of soil will be removed;
- 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 each building's 5-inch thick concrete slab and a 5-inch thick concrete-capped rear yard;
- Installation of a vapor barrier below the concrete slab and behind the foundation walls of the proposed building;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP;
- Submission of a 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
- Continued registration with "E" designation of the property at NYC Department of Buildings.

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

