



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 Library
Brooklyn Heights Branch
280 Cadman Plaza West,
Brooklyn, NY 11201

Please call (718) 623-7100 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 Sterling Town Equities for enrollment of the property located at 35-37 Duffield Street in the Downtown Brooklyn section of Brooklyn, New York and identified as Block 121 and Lots 18 and 19 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 3,334 square feet and currently consists of an undeveloped lot. The proposed future use of the Site will be a new 4-story residential building with a full cellar level within the footprint of the building. The cellar level will contain accessory space for the apartments above as well as utility rooms, the sprinkler room, two restrooms, an elevator and stairwells. The first floor will consist of two apartments and the residential entrance. The second, third and fourth floors will contain residential apartments.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 8 to 10 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, pesticides and one VOC are above cleanup guidelines in soil. Several metals are above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related and chlorinated VOCs, all below the monitoring 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 implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation 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 Site Specific (Track 4) SCOs. For development purposes, 60% of the property will be excavated to a depth of 11 feet below grade for construction of the new building's cellar. The rear yard will be excavated to depth of 2 feet. Approximately 1,084 tons of soil will be excavated and removed from this Site;
- Collection and analysis of four (4) end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- 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;
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
- Construction and maintenance of an engineered composite cover consisting of a 8 inch thick concrete basement slab and 2 feet of clean soil cover for the rear yard to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier below the cellar and behind the foundation walls of the proposed building. The vapor barrier will consist of Raven Industries' VaporBlock 20 Plus;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP; and
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

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

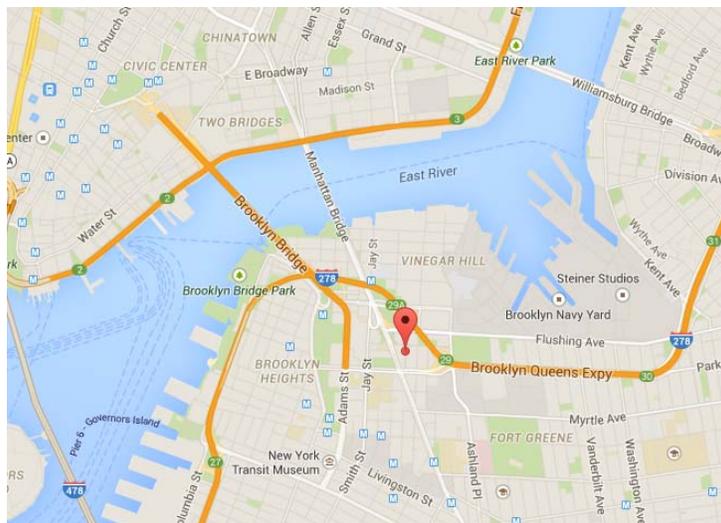


Figure 2 – Site Map

