

Public Comment Period

April 9, 2015
to
May 9, 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
Leonard Branch
81 Devoe Street
Brooklyn, NY 11211

Please call (718) 486-3365 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 Adam America Real Estate for enrollment of the property located 771-785 Metropolitan Avenue in the East Williamsburg section of Brooklyn, New York and identified as Block 2760, Lots 28 and 35 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 May 9, 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 15,000 square feet and currently consists of two (2) vacant single-story commercial buildings. The proposed future use of the Site will be a six-story mixed use building with cellar-level parking, storage space, computer room, electrical room, and other utilities.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 3 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, one PCB and one Volatile Organic Compound (VOC) are above cleanup guidelines in soil. Several VOCs, metals, and one pesticide are above Groundwater Quality Standards. Soil vapor samples showed elevated levels of chlorinated and petroleum related VOCs above the Air Guideline Values / the monitor/mitigation level established by the NYSDOH.

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;
- Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs) for the foot print of the building and Site-Specific (Track 4) SCOs for the rear yard;
- Excavation and removal of soil/fill exceeding NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs) for the foot print of the building and Site-Specific (Track 4) SCOs for the rear yard. For development purposes, the entire 15,000 sf Site will be excavated to depth of 14 feet for the new building's footings and foundation. 11,394 tons of soil to be removed.
- 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 and hot spot samples to determine the performance of the remedy with respect to attainment of SCOs;
- Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;

If Track 1 Unrestricted Use SCOs are not achieved for the building foot print, the following construction elements implemented as part of new development will constitute Engineering Controls:

- Installation of a vapor barrier system below the mechanical and storage rooms in the cellar level of the building as well as behind foundation walls. The vapor barrier will consist of the Raven Industries' VaporBlock 20 Plus or equivalent system.
- As part of new development, construction and maintenance of an engineered composite cover consisting of a 4 inch thick concrete basement slab (building foot print) and 2 feet of clean fill or 5-inch concrete cap for the rear yard;
- 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

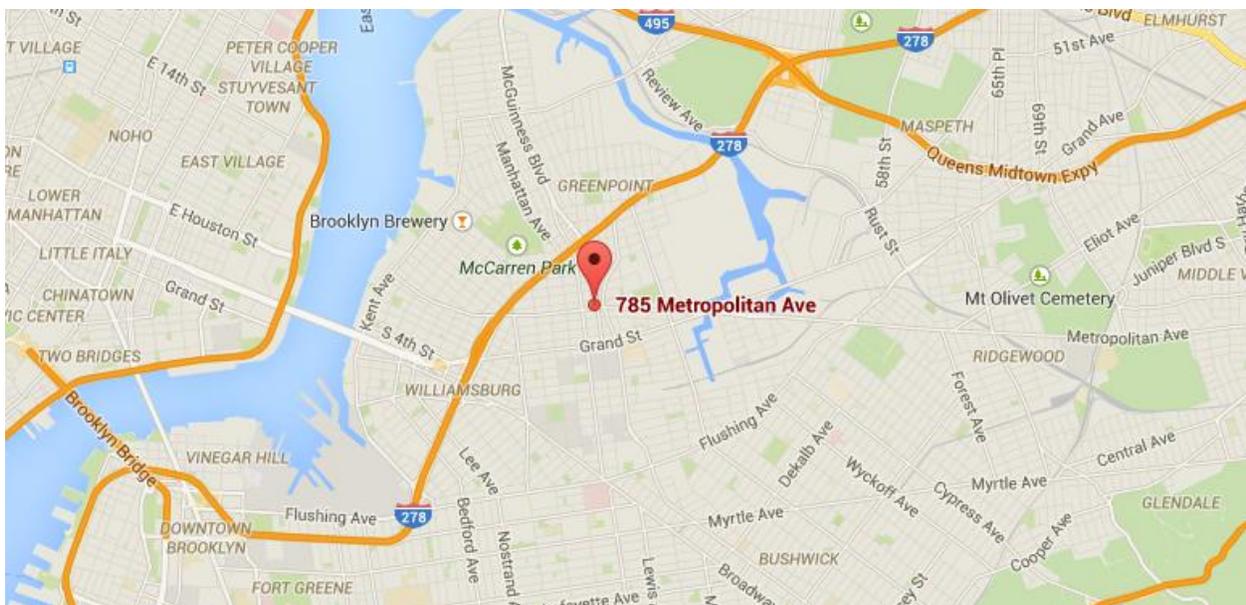


Figure 2 – Site Map

