

**NYC VCP Cleanup Plan
Available for Review and Comment**

Public Comment Period

May 21, 2015
to
June 20, 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
Marcy Library
617 Dekalb Ave
Brooklyn, NY 11216

Please call (718) 935-0032 for hours of operation

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

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 Aview Builders for enrollment of the property located at 948 Myrtle Avenue in the Bedford-Stuyvesant section of Brooklyn, New York and identified as Block 1756, Lots 33, 37 & 42 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 June 20, 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 30,000 square feet and is currently occupied by a grocery store, parking structure, a two story mixed-use building and an asphalt parking area. The proposed future use of the Site will be an 11-story mixed use building with a cellar.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 10 feet. Several Semi-Volatile Organic Compounds (SVOCs), VOCs, pesticides and metals were found above cleanup guidelines in soil and were also detected above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related VOCs and chlorinated VOCs.

Summary of the Remedy

The specific elements of the proposed remedial action include:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
3. Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
4. Excavation and removal of soil/fill exceeding Unrestricted Use SCOs. For development purposes, the entire Site will require excavation to a depth of approximately 12 feet below grade for the building cellar level. Approximately 20,000 tons of historic fill and soils will be removed;
5. Collection and analysis of four end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
6. 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 describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
If Track 1 Unrestricted Use (Track 1) SCOs are not achieved, the following construction elements will be implemented and will constitute Engineering and Institutional controls:
7. As part of development, installation of a Raven Industries' VaporBlock 20 Plus vapor barrier system below the concrete slab of the building as well as behind foundation walls of the proposed building.
8. As part of development, construction of an engineered composite cover consisting of the 4 inch thick concrete cellar slab to prevent human exposure to residual soil/fill remaining under the Site;
9. As part of development, installation of a passive Sub-Slab Depressurization System (SSDS) installed in the gravel layer beneath the new building slab.
10. If Track 1 Unrestricted Use SCOs are not achieved, submission of an approved 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
11. If Track 1 Unrestricted Use SCOs are not achieved, the property will continue to be registered with E-Designation by the NYC Buildings Department.

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

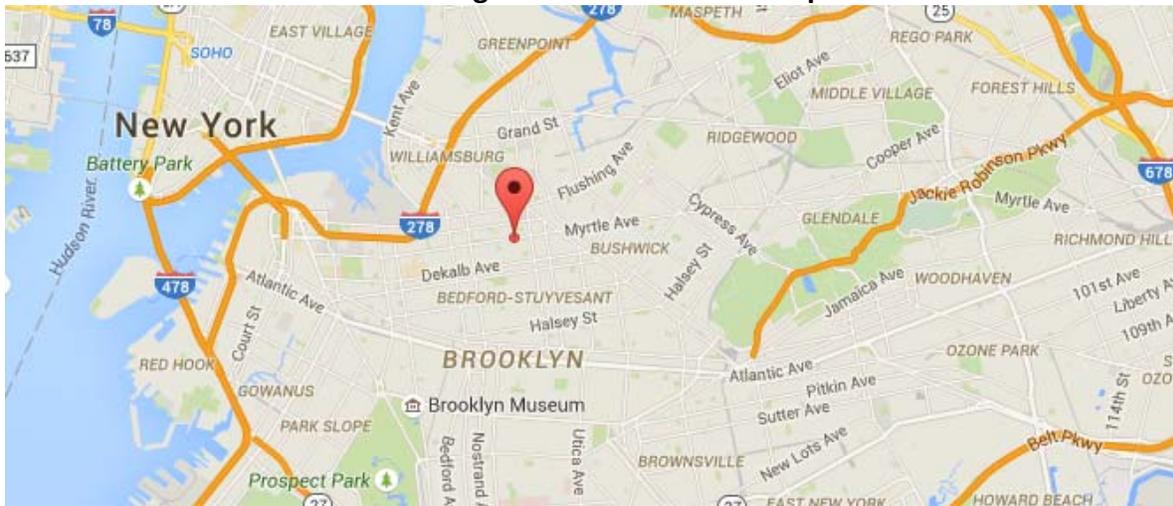


Figure 2 – Site Map

