

Where can I view project documents?

Online at:

<http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

Internet access to view project documents is available at the following public library:

Brooklyn Public Library
Bushwick Branch
340 Bushwick Avenue,
Brooklyn, NY 11206

Please call (718) 602-1348 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 Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Cipco Developers of New York for 299-301 Wallabout Street, Brooklyn, New York (Block 2250, Lots 43 and 44, formerly p/o Lot 41). The remedial work will begin in September 2016. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

Site Description:

The Site is 6,000 square feet and currently developed with a 1-story commercial building. The proposed future use of the Site will be two new 5-story residential apartment buildings with a cellar and rear yard.

Summary of the Remedy:

The remedial action for 299 Wallabout Street is a Track 4 Site-Specific Use cleanup. 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 Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. For development purposes, the entire footprint of the Site will be excavated to a depth of approximately 10 feet below grade for construction of the slab and 15 feet for the elevator pit. An estimated 7,000-8,400 tons of soil will be removed;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
- Dewatering in compliance with city, state, and federal laws and regulations;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete building slab and outside of subgrade foundation sidewalls;
- Construction of an engineered composite cover consisting of a 6 inch thick concrete building slab;
- Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations;
- 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.

Cleanup activities are scheduled to begin in September 2016 and are expected take approximately 6 months to complete. Construction will continue for eighteen months.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

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:



Figure 1: Site Location



Figure 2: Site Map

