

Public Comment Period

December 31, 2015
to
January 30, 2016

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:

Coney Island Library
1901 Mermaid Avenue
Brooklyn, NY 11224

Please call (718) 265-3220 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 Aqua Plaza, LLC for enrollment of the property located at 805-825 Surf Avenue in the Coney Island section of Brooklyn, New York and identified as Block 7268, Lots 213 and 218 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 January 30, 2016. 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 15,825 square feet and currently consists of a vacant lot. The proposed future use of the Site will be two (2) 1-story masonry commercial buildings. These buildings will share a foundation and have a partition wall that separates them. The proposed buildings will achieve a full build-out to the property boundaries, and excavation is anticipated to extend to approximately 3 feet below grade surface with no basement planned.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 2 feet. Several Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals are above cleanup guidelines in soil. Several metals are above Groundwater Quality Standards. Soil vapor samples showed that chlorinated VOCs were below the monitoring and mitigation 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 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 Site Specific (Track 4) SCOs. The site will be excavated for footings. Approximately 1,356 tons of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site;
- Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials;
- Removal of all Underground Storage Tanks (USTs) that are encountered during soil/fill removal actions;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of Track 4 Site Specific SCOs;
- Construction of an engineered composite cover consisting of a six-inch thick concrete building slab across the entirety of the Site;
- Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building foundation sidewalls;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (RAR) for long-term management of residual contamination;
- Submission of a RAR that describes the remedial activities; and
- The property will continue to be registered with an E-Designation at 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

