

## Where can I view project documents?

### In person at:

Brooklyn Public Library  
Macon Library  
361 Lewis Ave. at Macon St.  
Brooklyn, NY 11233

(Please call (718) 573-5606 for hours of operation)

### and electronically at:

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

## Public Comment Period

February 27, 2013  
to  
March 27, 2013

## Whom can I contact for project information?

William Wong  
Project Manager  
NYC OER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-341-0659  
[WiWong@dep.nyc.gov](mailto:WiWong@dep.nyc.gov)

and

Shaminder Chawla  
Assistant Director  
NYC OER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)

For more information visit:  
[www.nyc.gov/oer](http://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 the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Kai Management for enrollment of the property located at 1024 Gates Avenue, Brooklyn, New York and identified as Block 1480, Lots 23, 55, and 56 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 March 27, 2013. 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

Currently, the 25,225 ft<sup>2</sup> site consists of a vacant bank building with a rear parking lot. The bank building fronts Gates Avenue and the rear parking lot is accessible from Monroe Street. The proposed future use of the Site will consist of the existing bank building which will be used for commercial and residential use, and a new 8-story residential building that will front Monroe Street.

### Summary of RIR

Soil samples collected during the RI showed SVOCs, metals and pesticides in shallow soils, detected above Residential Site Cleanup Guidelines. Two VOCs were detected at trace concentrations.

Groundwater samples collected during the RI showed that tetrachloroethene and dissolved metals were detected slightly above groundwater standards. No other VOCs, SVOCs or pesticides were detected in groundwater. Several petroleum related and chlorinated VOCs were detected at low concentrations. Only one detection of tetrachloroethene fell within the monitoring range.

### Summary of the Remedy

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan;
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
3. Establish Track 4 Unrestricted Use Soil Cleanup Objectives (SCOs);
4. Excavation and removal of soil/fill exceeding Track 4 Unrestricted Use SCOs. Excavation for development purposes would take place to a depth of approximately 10 feet in the new building with basement, two feet for second new building on slab areas, and 6-inches in the parking areas.
5. Installation of a vapor barrier below the concrete slab and behind the foundation walls of the two proposed buildings;
6. Construction and maintenance of an engineered composite cover consisting of a 6 inch thick concrete building foundation slab;
7. 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. Appropriate segregation of excavated media onsite; and
8. Submission of a Remedial Action Report (RAR) and an approved Site Management Plan (SMP) in the RAR for long-term management of historic material and continued registration as E-designated site.

**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 in the public library branch and 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](http://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

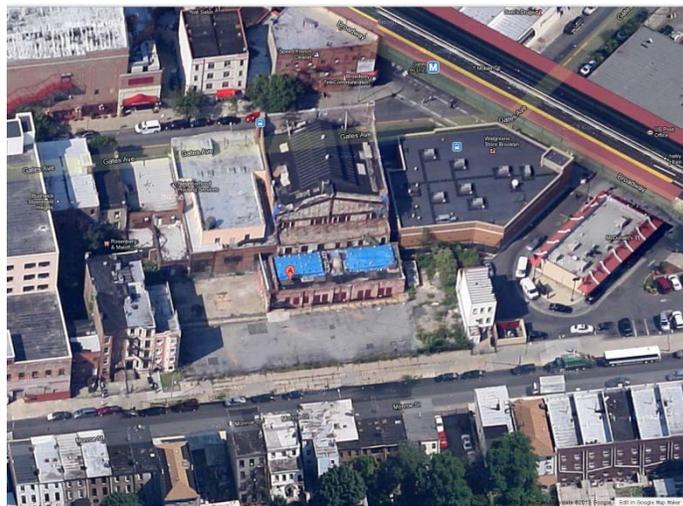


Figure 2 – Site Vicinity Map

