

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Brower Park Library
Brooklyn Public Library
725 Saint Marks Avenue
Brooklyn New York 11216

Please call (718) 773-7208 for hours of operation

and electronically at:

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

Public Comment Period

September 4, 2013
to
October 4, 2013

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 Liberty Tuck, LLC for enrollment of the property located at 1225-1231 Atlantic Avenue in the Bedford-Stuyvesant section of Brooklyn, New York and identified as Block 1866, Lot 23 (former Lots 23 and 26) 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 October 4, 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

The Site is 8,430 square feet and is currently vacant but was operated most recently as offices and parking spaces and equipment storage. Earlier the site contained residences and stores in the 1930s and later a lumberyard, offices, a store and a warehouse between 1950 and 1990. The proposed future use of the Site will consist of a 7-story hotel with full cellar (lobby and guest rooms) and partial sub-cellar (guest amenity space and mechanical). The remainder of the Site will contain parking and two landscaped areas.

Summary of RIR

The environmental investigation identified eight to eighteen feet of historic fill. Semi Volatile Organic Compounds, metals, and four pesticides were detected above cleanup guidelines.

Groundwater was not identified at a depth of 50 feet below grade at the site. Soil vapor samples showed petroleum-related and chlorinated VOCs predominantly at low concentrations and below the monitoring level ranges established by New York State DOH.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved CP 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 SCOs. Excavation for development in the cellar area will be to approximately 5 feet 8 inches and in the partial sub-cellar to 16 feet 6 inches. Parking and landscaped areas will be excavated to a depth of two feet;
- 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 facilities;
- Removal of USTs and closure of petroleum spills (if encountered) in compliance with applicable local, State, and Federal laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier below the basement slab and behind the foundation walls of the proposed building and a passive sub-slab depressurization system;
- Construction and maintenance of an engineered composite cover consisting of 6" thick concrete slab beneath the new building and in parking areas and two feet of certified-clean soils in front and rear landscaped areas;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP;
- If Track 1 is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
- Submission of an RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP.

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

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

