

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Brooklyn Public Library
Leonard Branch
81 Devoe Street
Brooklyn, NY 11215

Please call (718) 486-3365 for hours of operation

and electronically at:

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

Public Comment Period

September 20, 2013
to
October 20, 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 Blue Group Properties for enrollment of the property located at 137 Bayard Street in the Williamsburg section of Brooklyn, New York and identified as Block 2719, Lot 32 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 20, 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 6,750 square feet and currently occupied by an interior renovation company and stone countertop installer. Previous uses included residential followed by commercial uses including metal covered wood working, steel plate storage, grocery warehouse and automobile repair and storage. The development project includes a new 6-story residential apartment building covering approximately 60% of the Lot, with the remainder of the Lot containing a paved driveway and parking area. The partial cellar of the building will be used for storage, mechanical and accessory use. The first floor will contain three residential units and lobby.

Summary of RIR

The environmental investigation identified up to three inches of historic fill. Semi Volatile Organic Compounds and metals were detected above cleanup guidelines.

Groundwater samples identified no PCBs above Groundwater Quality Standards (GQS). One VOC, three SVOCs, three metals and one pesticide were detected above GQS. 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. However, tetrachloroethene and trichloroethene were identified in site soil vapor above monitoring level.

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 Citizen Participation Plan;
 - Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
 - Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
 - Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. For development purposes, the building area will be excavated to a depth of 8 feet; parking will be excavated to a depth between 1 and 2 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;
 - Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
 - Submission of a RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP.
 - The following elements will be built as part of new construction/development;
 - construction and maintenance of an engineered composite cover consisting of a 6 inch thick concrete basement slab and two feet of soil cap in rear yard;
 - Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building and behind the foundation walls of the proposed building;
 - Installation of Sub Slab Depressurization System; and
 - Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- If Track 1 is not achieved, these elements will serve as Engineering and Institutional controls.

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

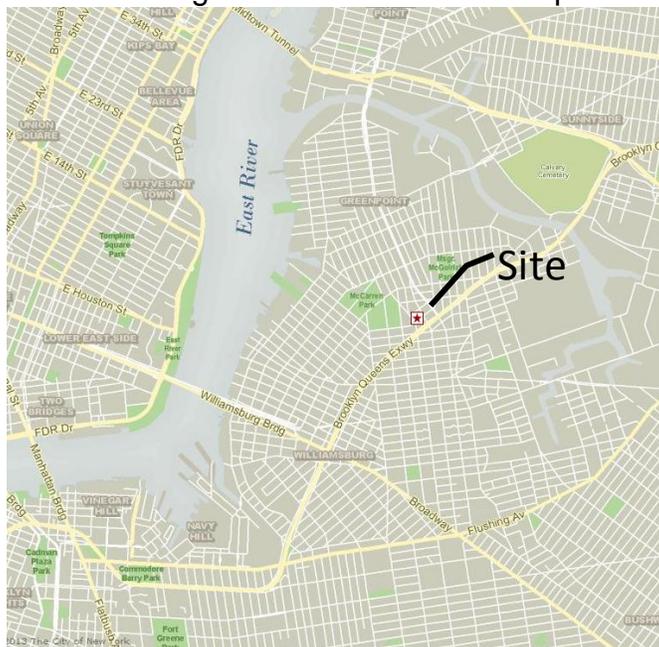


Figure 2 – Site Map

