

Where can I view project documents?

Online at:

http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml#275_4th_Avenue-14CVCP240K

Internet access to view documents is available at the public library.

The closest location is:

Brooklyn Public Library
Park Slope Branch
431 6th Avenue
Brooklyn, NY 11215

Please call (718) 832-1853 for hours of operation

Whom can I contact for project information?

Project Contact

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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) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by 275 4th Avenue Investors, LLC for the property located at 275 4th Avenue in the Park Slope section of Brooklyn, New York and identified as Block 964, Lot 1. The remedial work in accordance with the approved RAWP will start in November 2014. Information for reviewing the RAWP online is provided in the box to the left.

Site Description

The Site is a vacant 10,000 square foot lot which was, until recently, used as a McDonalds restaurant and associated parking lot. The proposed future use of the Site will consist of an 11-story building with a basement. The basement will consist of mechanical rooms and storage and tenant amenity space. The first floor will consist of tenant amenity and commercial space and one residential apartment unit. The remaining floors will consist of residential apartments.

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;
- Implement a Community Air Monitoring Plan for particulates and VOCs;
- Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 SCOs (to include one hotspot area). The entire footprint of property will be excavated to a depth of 12 feet below grade;
- Transportation and off-site disposal of soil/fill exceeding Track 4 SCOs at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover consisting of a 30-inch thick concrete mat slab foundation, 12-inch thick concrete foundation walls and 4-inch thick concrete sidewalks to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier beneath the building concrete slab and behind foundation sidewalls below grade;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP;
- Submission of a Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with "E" designation of the property at NYC Department of Buildings.

Cleanup activities are scheduled to begin in November 2014 and are expected to take 3 months to complete.

Next Steps

After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. 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 issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) 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 to access document repository:



Figure 1 – Site Location Map

Figure 2 – Site Map

