

## Public Comment Period

May 6, 2014  
to  
June 5, 2014

## 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:

The Brooklyn Public Library  
Walt Whitman Branch  
93 Saint Edwards  
Brooklyn, NY 11205

Please call (718) 935-0244 for hours of operation

## Whom can I contact for project information?

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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 SYG Realities, LLC for the enrollment of the property located at 140 Vanderbilt Avenue in Brooklyn, New York and identified as Block 2046, Lot 84 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 June 5, 2014. 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 Ms. Hannah Moore via mail or e-mail (see contact information at left).

### Site Description:

The Site is 14,770-square feet and is currently developed with a Gulf service station. This project consists of redeveloping the Site with a new a 5-story mixed use building with a cellar across the entire property.

### Summary of RIR:

The environmental investigation identified historic fill to a depth of 8-16 feet below grade. Several semi-volatile organic compounds (SVOCs), metals, and pesticides were detected above soil cleanup guidelines. Groundwater samples identified one Volatile Organic Compound (VOC), 2 metals, and 3 SVOCs above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum-related compounds and chlorinated VOCs at levels below the monitoring/mitigation ranges established by the NYS 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 VOCs;
- Establishment of Track 4 Site-specific SCOs;
- Excavation and removal of soil/fill exceeding SCOs. Excavation of the entire Site to a depth of approximately 12 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 of contaminated soil;
- Removal of underground storage tanks and closure of NYSDEC petroleum spill number 97-12610 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/ waterproofing system;
- Construction and maintenance of an engineered composite cover;
- Submission of an approved Site Management Plan for long-term management of residual contamination; and
- Continued registration of property with E designation at the Department of Buildings.

**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 available on OER’s website and can be accessed at the public library branch. A second fact sheet will be issued before remedial work begins.

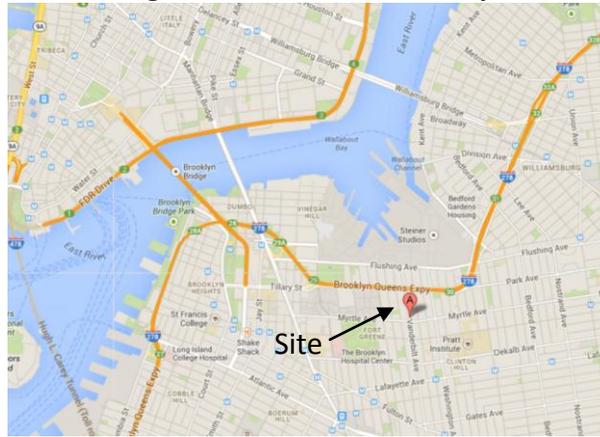
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. 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 Map**

