

Public Comment Period

September 15, 2014
to
October 15, 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:

Brooklyn Public Library
Cypress Hills Branch
1197 Sutter Avenue
Brooklyn, NY 11208

Please call (718) 277-6004
for hours of operation

Whom can I contact for project information?

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For more information visit:
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 New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Cypress Hills Local Development Corporation for enrollment of the property located at 2501 Pitkin Avenue in the East New York section of Brooklyn, New York and identified as Block 4005 and Lot 28 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 15, 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 Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description:

The Site is 20,625-square feet and is currently a vacant lot. This proposed future use of the Site will include a seven-story affordable housing building with commercial use on the first floor, a sub-grade cellar, and a landscaped rear yard with a community garden on raised beds.

Summary of RIR:

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals above cleanup guidelines. Groundwater samples detected SVOCs and dissolved metals above Groundwater Quality Standards. Soil vapor samples showed elevated levels of methane and one chlorinated VOC above the monitoring/mitigation level ranges established by the New York State 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 volatile organic carbon compounds;
- Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of Track 4 Site-Specific SCOs. For development purposes, the footprint of the proposed building will be excavated down to 13 feet below grade;
- Removal of underground storage tanks and closure of any detected petroleum spills in compliance with applicable local, State and Federal laws and regulations;
- 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;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of an active Sub-Slab Depressurization System (SSDS);
- Installation of a vapor barrier beneath the building slab and along foundation sidewalls;
- Construction and maintenance of an engineered composite cover consisting of the 6" thick concrete building slab, asphalt pavement, and 2 feet of clean soil in the landscaped areas;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from the RAWP;
- Submission of an approved Site Management Plan in the RAR for long-term management of residual contamination, including plans for maintenance, inspection, and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with an E-Designation for the property.

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

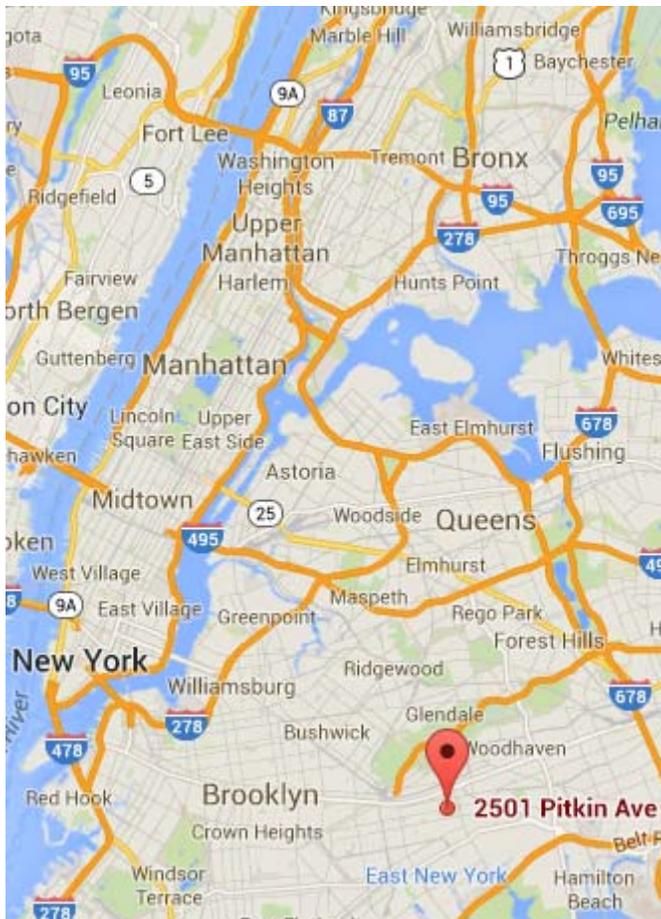


Figure 2 – Site Map

