

## Where can I view project documents?

### Online at:

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

Internet access to view project documents is available at the following public library:

Brooklyn Public Library  
Bedford Branch  
496 Franklin Avenue  
Brooklyn, NY 11238

Please call (718) 623-0012 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 Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Cipco Developers of New York for 963 Atlantic Avenue, Brooklyn, New York (Block 2019, Lot 80). The initial remedial work will begin in June 2015. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

### Site Description:

The 19,635 square-foot site is currently a vacant fast food restaurant. The proposed development is to construct a 7-story residential building with affordable units and a full cellar for parking.

### Summary of the Remedy:

The remedial action for 963 Atlantic Avenue is a Track 1 Unrestricted Use cleanup. 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;
- Selection of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess Track 1 SCOs. The entire footprint of the Site will be excavated 12 feet below grade for construction of the new cellar. Approximately 13,095 tons of soil will be excavated and removed from the Site;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- Collection and analysis of end-point samples to determine if the remedy attains Track 1 SCOs;
- 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.

If Track 1 Cleanup is not achieved, the following construction elements (as part of new development) implemented will constitute Engineering and Institutional Controls:

- As part of new development, installation of a 20-mil vapor barrier system beneath the building slabs and along subsurface sidewalls;
- As part of new development, construction of a composite cover system consisting of the 4" thick concrete building slab to prevent human exposure to residual soil/fill remaining under the Site;
- As part of new development, construction and operation of a ventilated parking garage in the in accordance with NYC Building Code requirements;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property if Track 1 cleanup is not achieved.

Initial construction activities are scheduled to begin in June 2015 for a period of two weeks. Cleanup activities will commence in three to four months and are expected take approximately two months to complete.

**Next Steps:** After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. 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 then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls 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](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:



Figure 1 – Site Location Map

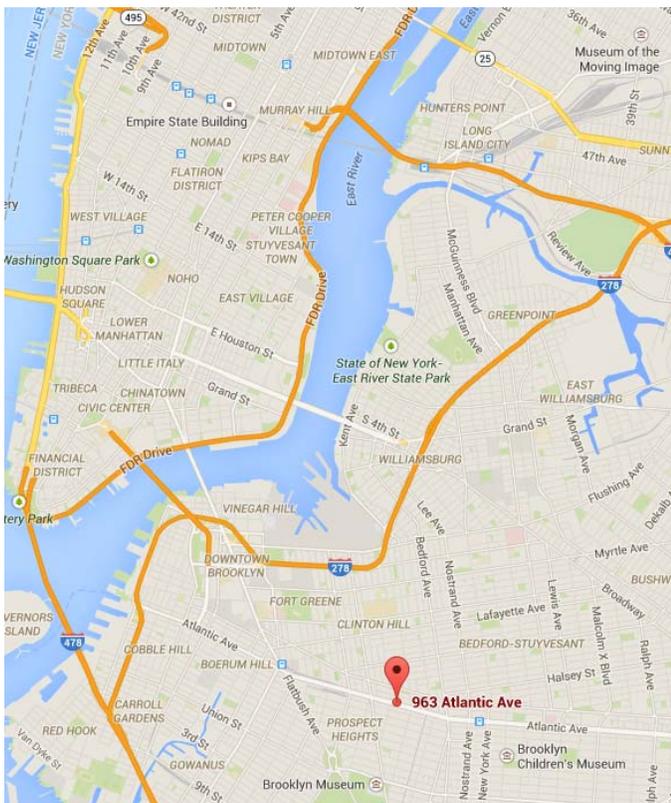


Figure 2 – Site Map

