

NYC VCP Cleanup Plan

Available for Review and Comment

Public Comment Period

July 7, 2015
to
August 6, 2015

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 – Leonard
81 Devoe Street
Brooklyn, New York 11211

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

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 Nelson, Pope & Voorhis (NP&V) for enrollment of the property located at 88-96 Wither Street in the Williamsburg section of Brooklyn, New York and identified as Block 2742, Lot 17 (formerly Lots 17 & 20) 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 July 22, 2015. 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 12,500 square feet and is currently a vacant commercial building. The proposed future use of the Site will be a nine (9) story commercial and residential building with a partial basement, rear yard, and ground level parking on a portion of the Site.

Summary of RIR

The environmental investigation identified one Volatile Organic Compound (VOC) and several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides above cleanup guidelines in soil samples. There was one VOC and one SVOC were found in the groundwater samples. There were several VOCs found in the soil vapor samples that were 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site Specific Track 4 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The partial cellar area will be excavated to depths of 10 feet below grade. The "hot spot" area in the center of the property will be excavated to a depth of approximately 5 feet below grade. Approximately, 1200 tons of soils will be excavated and removed from this property;
- 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;
- 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 this RAWP;
- Installation of a 20 mil. vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Installation and operation of an active sub-slab depressurization beneath the new building slab. (An SSDS is not required beneath the parking areas at grade.);
- Construction and maintenance of an engineered composite cover consisting of 2" of Mat Slab below the footprint of the new building and two (2) feet of clean soil/vegetative cover for all open spaces to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of an approved Site Management Plan (SMP) 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 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 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

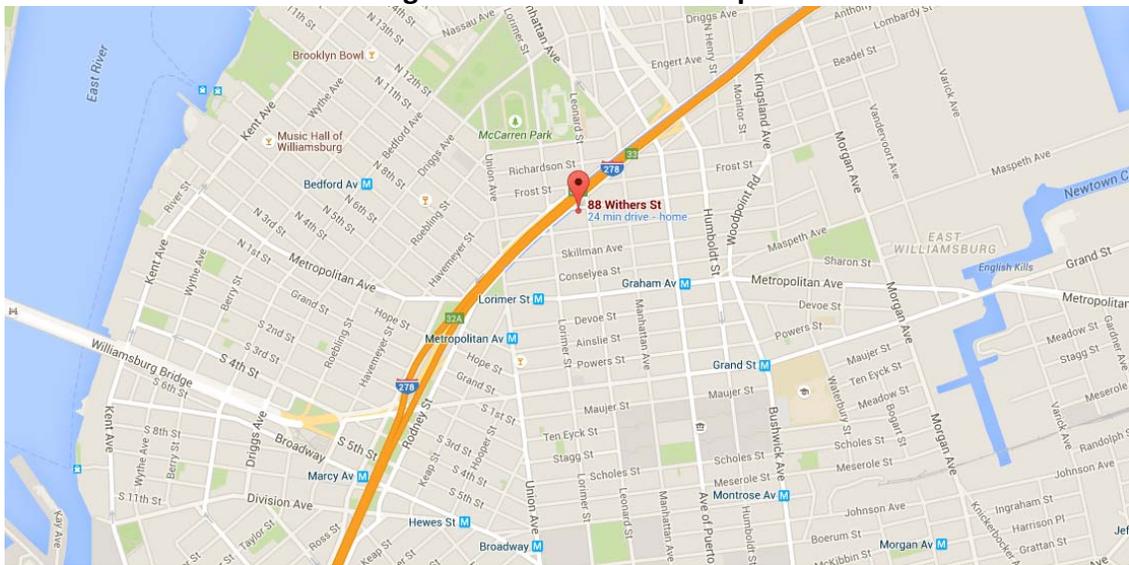


Figure 2 – Site Map

