

Where can I view project documents?**In person at:**

Brooklyn Public Library
Williamsburg Branch
240 Division Avenue
Brooklyn, NY 11226

Please call (718) 302-3485 for
hours of Operation

and electronically at:

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

Public Comment Period

December 15, 2011
to
January 15, 2012

Whom can I contact for project information?

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For more information visit:

www.nyc.gov/oer

NYC BCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). An application has been submitted by Satmar Wallabout Development, LLC for the enrollment of the property located at 242-246 Wallabout Street in Brooklyn and identified as Block 2264, Lots 7, 8 and 9. The Remedial Investigation Report (RIR) details the results of the 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 through January 15, 2011. The RIR and the draft RAWP are available for review at the Brooklyn Public Library branch and OER's website (www.nyc.gov/oer). Comments should be sent to Mr. Shaminder Chawla via mail or e-mail.

Site Description and Development

The property is vacant (since 1981) and consists of three lots totaling 6,983 square feet area. Historically, the property was developed with a 3-story dwelling with limited commercial space. The planned development of the site is a seven-story mixed use community/residential building with a basement.

Summary of RIR

The environmental investigation identified historic fill to depths of eight feet underlain by clay. No PCBs were detected in soils. All VOCs were at low concentrations, except acetone exceeded Track 1 Soil Cleanup Objectives (SCOs). Few SVOCs (all PAHs) were detected above Track 1 SCOs. Metals including lead, mercury and arsenic exceeded Track 1 SCOs.

No pesticides, PCBs, metals or SVOCs were observed in groundwater above Groundwater Quality Standards (GQS). One VOC, MTBE was detected in one groundwater sample above GQS. Soil vapor samples reveal VOCs throughout the site. PCE and TCE exceeded guidance values in one sample. High levels of Freon 12 were reported in one sample.

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 BCP citizen participation activities according to an approved Citizen Participation Plan;
- Establishment of Track 4 Soil Cleanup Objectives (SCOs), excavation and removal of soil that exceeds site-specific SCOs;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs in hotspot areas;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds during active remediation;
- 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;
- Construction and maintenance of an engineered composite cover and installation of a waterproofing membrane beneath the building slab;
- Installation of sub-slab depressurization system to prevent migration of vapors into the building;
- Recording of a deed restriction to inform future owners of residual contaminated material at the site and to prevent future exposure to any residual contamination;
- Implementation of a Site Management Plan for long term management of residual contamination, including plans for operation, maintenance, monitoring, inspection, and certification of Engineering and Institutional Controls.
- 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 describes all Engineering and Institutional Controls to be implemented at the Site.

Next Steps

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RWAP. The approved documents 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 in 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 more information regarding the New York City's Brownfield 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>

Figure 1: Site Location Map

