

## 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

Park Slope Branch  
Brooklyn Public Library  
431 6th Avenue at 9th Street  
Brooklyn, NY 11215

Please call 718-832-1853 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 New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by New Empire Builder Corp. for enrollment of the property located at 573 4th Avenue in the Gowanus section of Brooklyn, New York. The remedial work will begin in July 2014. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at the left.

### Site Description

The Site is 2,107-square feet and currently contains a vacant building where the most recent usage was as an auto repair shop with residential space on the second floor. The proposed building for 573 4th Avenue will contain a full basement with 8'-2" high ceilings that will span the entire footprint of the building. The basement will contain space for the retail floor located on the first floor, storage, utilities and the elevator vault. The building footprint at grade will occupy 69% of the site and will contain a retail store, mechanical room and bicycle parking. The remaining 31% of the property will contain outdoor recreational space above the basement. The foundation for the building basement and footings will be installed to a final top of footing depth of 10' bgs. The first floor will be for commercial usage with residences on the upper 9 floors. The building will be constructed to 10 stories. The water table is expected at approximately 49 feet bgs.

### 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 during active remediation;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs);
- Removal of underground storage tank(s) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations;
- Conduct groundwater investigation subsequent to building demolition;
- Excavation and off-site disposal of soil/fill in excess of Track 4 SCOs at permitted facilities in accordance with applicable laws and regulations for handling, transport and disposal of contaminated soil. The entire property will be excavated to a depth of 10 feet. Approximately 1083 tons of soil will be removed;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation and operation of an active Sub Slab Depressurization System;
- Installation of a vapor barrier system beneath the slab beneath the building footprint. The vapor barrier will consist of Raven Industries' VaporBlock 20 Plus;
- Construction and maintenance of an engineered composite cover consisting of an 8" thick concrete slab across the footprint of the new building;
- 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;
- Submission of a 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.

Cleanup activities are scheduled to begin in July 2014 and are expected to take approximately three months to complete.

### Next Steps

After the enrollee completes the remedial work, a Remedial Action Report will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. 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 issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) 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 to access document repository:

Figure 1 – Site Location Map

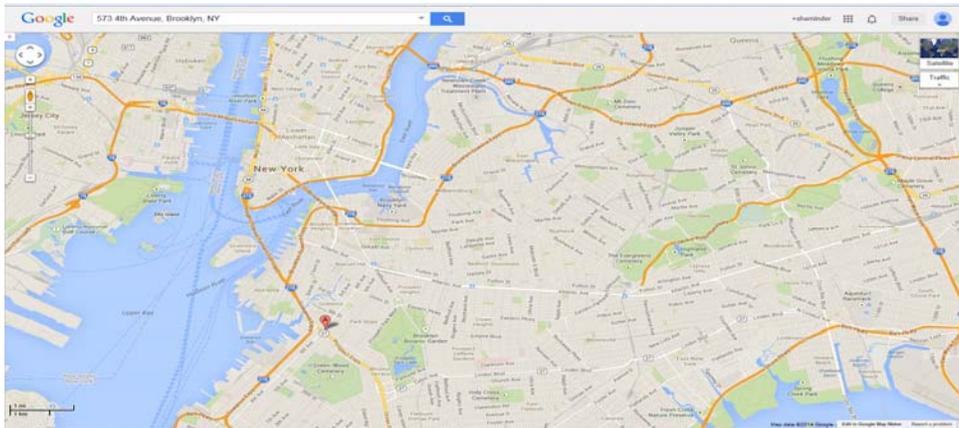


Figure 2 – Site Map

