

Where can I view project documents?

Online at:

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

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

Brooklyn Public Library
Marcy Branch
617 Dekalb Avenue
Brooklyn, NY 11216

Please call 718-935-0032 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 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 Northstar Equities LLC for 533-537 Flushing Avenue, Brooklyn, New York (Block 2263, Lot 52). The remedial work has begun. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The 2,771 square-foot site is currently undeveloped and consists of an exposed soil cover. The proposed use of the site is a 6-story mixed use building (commercial and residential) with a partial cellar and a small concrete capped rear yard.

Summary of the Remedy:

The remedial action for 533-537 Flushing Avenue is a Track 4 Site-specific 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;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs); Excavation and removal of soil/fill in excess of SCOs. 90% of the lot will be excavated 12 feet for the cellar of the proposed building while the rest will be excavated 1-3 feet for the concrete capped rear yard;
- 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 the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier system below the cellar slab of the building, the elevator pit and the slab on-grade portions of the building, as well as behind cellar walls of the proposed building and the elevator pit;
- Construction and maintenance of an engineered composite cover consisting of concrete building slabs for the cellar and the slab on-grade portion of the building (6") and for the rear yard (4") to prevent human exposure to residual soil/fill remaining under the site;
- 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 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.

Cleanup activities have begun and are expected take approximately two months to complete. Construction will continue for eighteen months.

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.

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

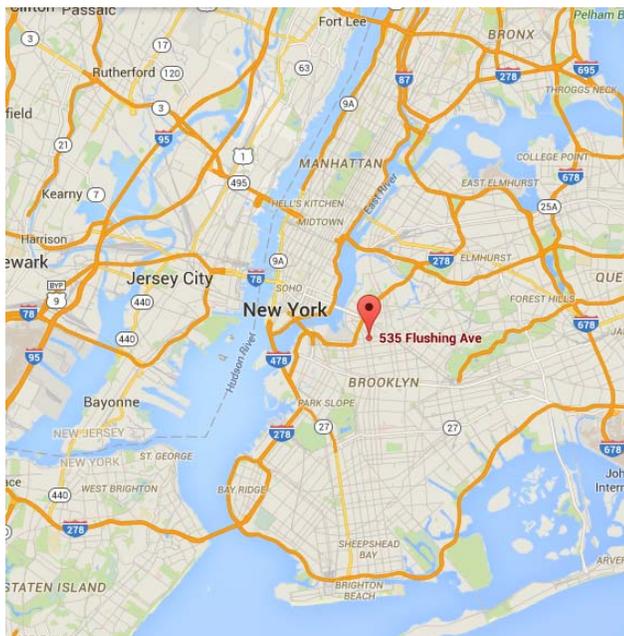


Figure 2: Site Map

