

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
Greenpoint Branch
107 Norman Avenue
Brooklyn, NY 11222

Please call (718) 349-8504
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 Bedford Acquisitions LLC for 138-142 North 10th Street, Brooklyn, New York (Block 2304, Lot 12, 13, & 15). The remedial work will begin in December 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The Site is 5,625 square feet and currently consists of an undeveloped lot, which is in use for storage of equipment and supplies associated with Apple Restoration and Waterproofing. The proposed future use of the Site will be a new 6-story residential apartment building with a full cellar level. The cellar level will cover the north 80.5 ft. of the lot, leaving a 19.5 ft of rear yard space. The cellar level will consist of a mechanical area, as well as tenant's storage, elevator, stairwells, two recreation rooms, and two bathrooms. The first floor will consist of the residential lobby, two tenant one-car ventilated parking garages, and two residential apartments. Floors 2 through 6 will consist of residential apartments.

Summary of the Remedy:

The remedial action for 138-142 North 10th Street 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 exceeding Track 1 Unrestricted Use SCOs. The footprint of the new building will be excavated 12 feet below grade for the new building's cellar level. Approximately 3,547 tons of soil will be excavated and removed from Site;
- 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;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs; and
- 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.

If Track 1 Cleanup is not achieved, the following construction elements will constitute Engineering and Institutional Controls:

- As part of new development, installation and operation of a vapor barrier system as part of the construction beneath the building slabs and along subsurface sidewalls;
- As part of new development, construction of a composite cover system consisting of 6" thick concrete building slabs 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 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 December 2015 and are expected take approximately two months to complete. Building construction will continue for another 18 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 Map

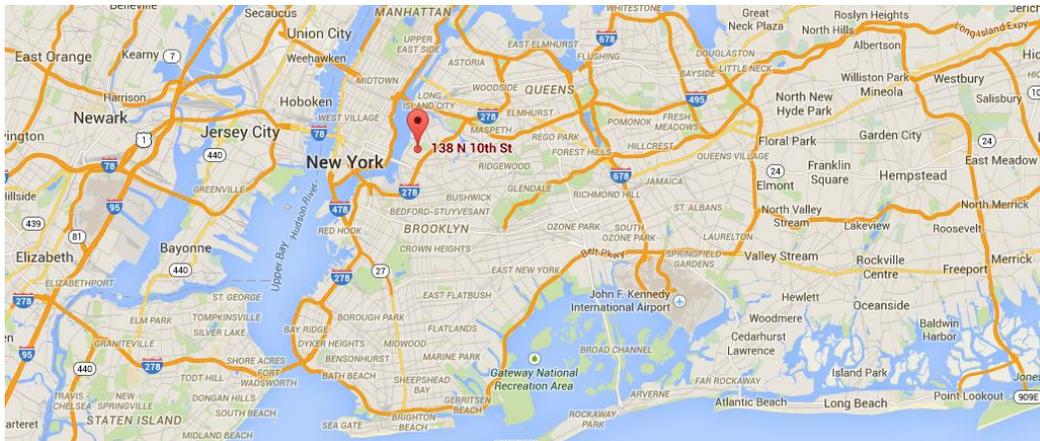


Figure 2 – Site Map

