

## Public Comment Period

June 8, 2015  
to  
July 8, 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  
DeKalb Branch  
790 Bushwick Avenue  
Brooklyn, NY 11221

Please call 718-455-3898 for hours of operation

## Whom can I contact for project information?

Shana Holberton  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-788-3220  
[sholberton@dep.nyc.gov](mailto:sholberton@dep.nyc.gov)

and

Shaminder Chawla  
Deputy Director  
NYCOER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)

For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). 843 Lexington Holdings, LLC plans to enroll the property located at 843-847 Lexington Avenue in the 843 Lexington Holdings, LLC section of Brooklyn, New York and identified as part of Block 1623, Lot 73, into the VCP. A Phase II Report and preliminary Remedial Investigation details the results of environmental investigations 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 Phase II Report and preliminary Remedial Investigation.

### Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until July 8, 2015. The draft RAWP, which includes results of the Phase II Report and preliminary Remedial Investigation, is 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 approximately 10,000 square feet and is currently undergoing demolition. The proposed future use of the Site will consist of a six-story residential building and a parking lot.

### Summary of RIR

The environmental investigation identified up to 2 feet of historic fill. Several contaminants were detected above cleanup guidelines and standards in soil and groundwater. Soil vapor samples showed low levels of petroleum-related VOCs and elevated levels of chlorinated VOCs, above the NY State Department of Health soil vapor guidance matrix for mitigation.

### Summary of the Remedy

The specific elements of the proposed remedial action include:

- Performance of additional investigation of onsite soil, groundwater, and soil vapor.
- Performance of additional site characterization sampling for the design of the SVE system.
- Preparation and submission of a Remedial Investigation Report (RIR) documenting the results of the Phase II and preliminary Remedial Investigation and additional soil, soil vapor and groundwater sampling specified above. Updating of the Remedial Action Work Plan (RAWP), if required based upon the results of RIR.
- 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 Site-specific (Track 4) Soil Cleanup Objectives (SCOs).
- Delineation of a copper hotspot and excavation/removal of soil/fill in the hotspot area.
- Removal of identified and encountered Underground Storage Tanks.
- Transportation and off-Site disposal of all soil/fill material at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal.
- Collection and analysis of end-point samples per NYSDEC DER-10 to determine the performance of the remedy with respect to attainment of SCOs.
- Construction of an engineered composite cover consisting of a 4 to 8-inch thick concrete building slab 4-inch poured concrete in sidewalk areas, and 4-inch asphalt in the parking area.
- Installation of a vapor barrier beneath the building slab and around foundation sidewalls; installation of an active sub-slab depressurization system (SSDS) beneath the building slab and vapor barrier system; and construction and operation of an SVE system.
- Groundwater remedy and monitoring if required by NYSDEC.
- 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 lists any changes from the RAWP.
- Submission of a Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- Continued registration with "E" designation of the property at NYC Department of Buildings.

### 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](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

