

Where can I view project documents?

In person at:

Brooklyn Public Library
Greenpoint Library Branch
107 Norman Avenue
Brooklyn, NY 11222
Please call (718) 349-8504 for hours of operation.

and electronically at:

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

Public Comment Period

January 12, 2012
to
February 12, 2012

Whom can I contact for project information?

Michael Mandac
Project Manager
NYC OER
253 Broadway, 14th Floor
New York, NY 10007
(212) 676-0754
MMandac@dep.nyc.gov

Shaminder Chawla
Assistant Director
NYC OER
(212) 442-3007
SChawla@dep.nyc.gov

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 250 North 10th Street, LLC for enrollment of the property located on Block 2307, Lot 1 (formerly Lots 1, 14, 16, 19 and 31) in Kings County into the BCP (see figure on next page). The Remedial Investigation Report (RIR) details the results of an 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 Remedial Action Work Plan

OER is accepting public comments on the draft RAWP for 30 days through February 12, 2012. The RIR and draft RAWP are available for review at the Brooklyn Public Library and on OER's website (www.nyc.gov/oer). Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail.

Site Description

The Site is approximately 50,000 square feet and is located at 264 North 10th Street in the Williamsburg section in Brooklyn, New York. Figure 1 shows the Site Location. The Site is bounded by Roebling Street to the northwest, North 10th Street to the northeast, Union Avenue to the east, and Withers Street to the south. Currently, the Site is vacant and contains foundation elements associated with the early stages of site redevelopment by a previous developer.

The proposed future use of the Site will consist of a six-story residential building and parking garage. The proposed redevelopment plan includes the construction of one 50,000 square foot, six-floor residential building that will occupy the entire site. The residential building will include an open common area that connects to a parking garage. The parking garage will occupy the ground floor of the building, which will be partially underground at a depth of approximately one to two feet below street-level grade. The living spaces on the first floor will be above the parking garage.

Summary of Remedial Investigation Report

The Remedial Investigation included the drilling of 19 soil borings, the installation of seven temporary monitoring wells and three soil gas points. The results of the RI included the following:

Soil included urban fill materials consisting of sand, silt, and gravel with ash, brick, coal, wood, and glass to approximately 10 to 15 feet below grade. Numerous SVOC compounds were detected in the shallow and deep soil samples at concentrations that exceeded the NYSDEC Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Metals including arsenic, barium, cadmium, copper, lead, manganese, mercury, and zinc were detected above SCOs. VOCs including chloroform, acetone, benzene, methyl ethyl ketone (MEK), trichloroethylene (TCE), toluene, tetrachloroethylene (PCE), and naphthalene were detected below SCOs. No PCBs or pesticides were detected in the soil samples above laboratory detection limits.

Groundwater was encountered at a depth of approximately 3 to 5 feet below grade. Groundwater analytical results indicated toluene and acetone were detected above NYSDEC Technical & Operational Guidance Series (TOGS) Groundwater Quality Standards (GQS). Semi-volatile organic compounds (SVOCs), including benzo(a)pyrene, benzo(b)fluoranthene and indeno(1,2,3-cd)pyrene, slightly exceeded GQS. Dissolved metals indicated the presence of manganese and sodium at concentrations exceeding GQS.

The soil gas and ambient air sampling results indicated the presence of VOCs including BTEX compounds, acetone, and ethanol. Carbon tetrachloride and 1,1,1-trichloroethane were not detected in samples. PCE and TCE were detected in the samples at various concentrations.

Summary of Proposed Remedial Action Work Plan

The specific elements of the remedial action will include:

- Preparation of a Community Protection Statement and performance of all required NYC BCP 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 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill material to a depth of three to five feet below grade and additional excavation in hot spot areas;
- Removal of underground storage tanks (if any) in compliance with applicable Federal, State, and City laws and regulations;
- 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 end-point samples if required, to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier at the bottom of the foundation and up the sidewalls to grade;
- 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;
- Submission of an approved 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; and
- Recording of a Declaration of Covenants and Restrictions that lists of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP; and Institutional Controls including prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

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>

or scan with smart phone:



Figure 1: Site Location

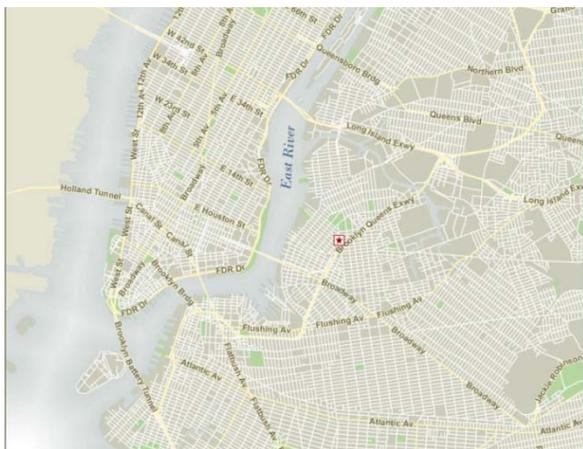


Figure 2: Site Map

