



Where can I view project documents?

In person at:

Brooklyn Public Library
Brower Park Branch
725 St. Marks Avenue
Brooklyn, NY 11226
Please call (718) 773-7208 for
hours of Operation

and electronically at:

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

Public Comment Period

March 19, 2012
to
April 19, 2012

Whom can I contact for project information?

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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 Voluntary Cleanup Program (VCP). An application has been submitted by ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc for the enrollment of the property located at 1426-1438 Fulton Street in Brooklyn and identified as Block 1863, Lots 9, 10 and 15. The Remedial Investigation Report (RIR) details the results of the 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 RAWP

OER is accepting public comments on the draft RAWP through April 19, 2012. The RIR and the draft RAWP are available for review at the Brooklyn Public Library, Brower Park Branch and OER's website (www.nyc.gov/oer). Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description and Development

The property consists of three lots totaling 18,000 square feet area. Lot 9 is developed with a three story building, lot 10 with two buildings and lot 15 is undeveloped and used for parking. Historically, the site was a residential and retail property. It was also used as a New York City Transit subway maintenance station. The planned development consists of the construction of two new buildings: a 10-story mixed use building and a 6-story residential building that will cover the entire footprint of the Site. Both buildings have a full basement with a portion utilized as a single/joined parking garage.

Summary of RIR

The environmental investigation identified historic fill to depths of five feet underlain by native brown silty sand with gravel. Shallow soil/fill exceeds Soil Cleanup Objectives (SCOs) for several Semi Volatile Organic Compounds (SVOCs) and metals. Deep soils (12-14 feet) exceed SCOs for several metals. No VOCs, Polychlorinated Biphenyls (PCBs) or pesticides were detected in soil samples.

No VOCs, SVOCs, pesticides or PCBs were detected above NYS Groundwater Quality Standards (GQS). Dissolved metals including sodium, manganese and iron were detected above GQS. Soil vapor samples reveal VOCs throughout the site with low concentrations of Tetrachloroethene (PCE) and Trichloroethene (TCE). Neither PCE nor TCE were detected within any of the soil and groundwater samples collected at the Site

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 BCP citizen participation activities according to an approved Citizen Participation Plan;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs), excavation and removal of soil that exceeds SCOs;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds during active remediation;
- 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;
- Construction and maintenance of an engineered composite cover;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved and describes all Engineering and Institutional Controls (if any) to be implemented at the Site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of historic material and recording of a deed restriction to inform future owners of residual historic material at the site if a complete Track 1 cleanup is not achieved.

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. 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 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.shtm>

Figure 1: Site Location Map



Figure 2

