

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Brooklyn Public Library
Bushwick Branch
340 Bushwick Avenue
Brooklyn, NY 11206

Please call (718) 602-1348 for hours of operation

and electronically at:

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

Public Comment Period

April 30, 2012
to
May 30, 2012

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Rabsky Group, LLC for enrollment of the property located at 390 Wallabout Street, Brooklyn, New York and identified as Block 2266, Lots 21-25 into the VCP. 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 RAWP

OER is accepting public comments on the draft RAWP for 30 days until May 30, 2012. The RIR and draft RAWP are 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 12,500 square-foot site is currently used as a parking lot and a one-story tire repair shop. The proposed development is to construct five new 4-story residential buildings with full basements and rear cellar-level walkout terraces.

Summary of RIR

The environmental investigation identified historic fill to a depth of 6-8 feet below the ground surface. The soil/fill samples did not show any elevated levels of PCBs or volatile organic compounds (VOCs). Elevated levels of polycyclic aromatic hydrocarbons (PAHs), metals (barium, mercury, and lead), and four pesticides were found in shallow soil and are believed to be associated with historic fill. Two areas were identified with high levels of mercury and semi-volatile organic compounds (SVOCs) and will be treated as hotspots.

Groundwater samples showed no elevated levels of PCBs. Chlorinated VOCs were identified above groundwater quality standards (GQSS), but are not linked to any onsite sources of contamination based on soil results. PAHs, one pesticide, and metals were identified in groundwater above GQSS. Groundwater will be resampled prior to the start of the remedial action to confirm on-site groundwater quality.

Soil vapor samples identified petroleum related and chlorinated VOCs at low-to-moderate concentrations. Perchloroethene and trichloroethene were detected in the monitoring levels established by state Department of Health.

Summary of the Remedy

The proposed remedial action is a Track 4 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;
- 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 to determine if the remedy attains Track 4 SCOs;
- Construction and maintenance of an engineered composite cover, installation of a vapor barrier system and active sub-slab depressurization system beneath the building foundation slab;
- Recording of a deed restriction to prevent future exposure to any residual contamination at the site, and to inform future owners of residual historic fill at the site;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual historic fill; and
- Submission of a 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.

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 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 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 to access document repository



Figure 1 – Site Location Map

