

Where can I view project documents?

In person at:

Brooklyn Public Library
Leonard Library Branch
81 Devoe St. (at Leonard St.)
Brooklyn, NY 11215

(Please call 718-486-3365
for hours of operation)

and electronically at:

[http://www.nyc.gov/html/oer/html/
repository/RBrooklyn.shtml](http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml)

Public Comment Period

July 16, 2012
to
August 16, 2012

Whom can I contact for project information?

William Wong
Project Manager
NYC Office of
Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007
(212) 341-0659
WiWong@dep.nyc.gov

Or

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

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

NYC Voluntary Cleanup Plan Available for Review and Comment

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 North 7th Management, LLC for enrollment of the property at 247 - 251 and 253 - 255 North 7th Street ("Site A") and 246 & 248 North 8th Street ("Site B"), Brooklyn, identified as Block 2322, Lot 28 & 30 ("Site A") and Lot 10 & 11 ("Site B") ("collectively" Site), into the VCP. The Remedial Investigation Report (RIR) details the results of an 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 August 16, 2012. The RIR and draft RAWP are available for review at the Leonard Library Branch of the Brooklyn Public Library and electronically on 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 - Currently, the Site is not in use. Site A consists of a vacant lot and Site B consists of a 1-story vacant building. The proposed future use of the Site will consist of two separate 7-story buildings over a common parking garage. The total gross square footage of the new building on Site A will be 65,000 sq ft, and Site B will be 104,000 sq ft. The first floors will be used as mechanical rooms, a lobby and an outdoor recreation area. The second to sixth floors will consist of rental units.

Summary of RIR - Soil/fill samples collected during the remedial investigation (RI) indicated two pesticides at concentrations exceeding Track 1 Soil Cleanup Objectives (SCOs) but below Track 2 SCOs. Low levels of various Volatile Organic Compounds (VOCs) were detected in shallow soil, and of these only acetone, xylene and trichloroethylene exceeded Track 1. No VOCs were detected in deep soil above Track 1 SCOs. Seven (7) Polycyclic Aromatic Hydrocarbons (PAHs) were detected above Track 1 and Track 2 Restricted Residential SCOs in shallow and deep soil. Metals including barium, copper, lead and mercury exceeded Track 2 SCOs in both shallow and deeper soils.

Groundwater samples collected during the RI showed VOCs related to gasoline compounds detected at concentrations exceeding NYSDEC Groundwater Quality Standards (GQS). Gasoline compounds were not detected in groundwater beneath the site. One Semi Volatile Organic Compound (naphthalene) was detected above GQS. The groundwater results show no detectable levels of pesticides or polychlorinated biphenyls at either Site A or Site B. Only one metal (lead) was detected in groundwater at concentrations exceeding GQS. No other dissolved metals were detected at Site A or Site B.

Soil vapor samples collected during the RI detected numerous VOCs. Tetrachloroethylene (PCE) was detected in concentration of 30 ug/m3. Trichloroethylene was not detected in any of the samples.

Summary of the Remedy

- The 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 VOCs during active remediation;
 - Establishment of Track 4 Soil Cleanup Objectives.
 - Excavation and removal of soil/fill exceeding SCOs;
 - Excavation and off-site disposal of soil/fill that exceeds site SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
 - Installation of a vapor barrier system beneath the building slab;
 - Construction and maintenance of an engineered composite cover consisting of concrete or asphalt pavement, or 4" building slab to prevent human exposure to residual soil/fill remaining at the Site;
 - Submission of an approved Site Management Plan that describes any Engineering Controls and Institutional Controls implemented at the site; and
 - Recording of a deed restriction to inform future owners of residual historic fill at the site; and Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved.

Next Steps

OER will review the project documents and consider all public comments submitted during the comment period before it approves a cleanup plan for the site. A copy of the approved plan will be placed in the public library branch and on OER's website, and a second fact sheet will be issued before 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:



Figure 1 – Site Location Map



Figure 2 – Site Aerial View

