

Where can I view project documents?

In person at:

Brooklyn Public Library
Pacific Library Branch
25 Fourth Ave. at Pacific Street
Brooklyn, NY 11217

(Please call (718) 638-1531 for hours of operation)

and electronically at:

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

Public Comment Period

October 16, 2012
to
November 16, 2012

Whom can I contact for project information?

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For more information visit:

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 the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Brooklyn LW Hotel Associates, L.P. for enrollment of the property located at 124 Flatbush Avenue in the Fort Greene section of Brooklyn, New York and identified as Block 133, Lot 13 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 November 16, 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 4,700- square-foot site is occupied in part by a four-story brick building. The proposed development is to demolish the building and construct a new 13-story hotel with a full basement and a first floor restaurant. The basement will be used for meeting rooms, storage and utilities.

Summary of RIR

Analysis of soil/fill samples detected no Volatile Organic Compounds (VOCs) or PCBs. One pesticide, several Semi-Volatile Organic Compounds (SVOC) and metals were detected above cleanup standards.

Groundwater samples identified no PCBs above standards. VOCs, SVOCs and metals were detected slightly above Groundwater Quality Standards. Soil vapor samples identified petroleum and chlorinated VOCs at low to moderate concentrations including trichloroethylene and tetrachloroethylene which were found at levels exceeding the monitoring level ranges of the State Department of Health.

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 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 during active remediation;
- Establishment of Track 1 - Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
- Removal of any USTs encountered and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- As part of development, installation of a vapor barrier/water proofing system beneath the building slab and along foundation side walls;
- Application of oxygen release compound (ORC) at the base of open excavation to manage any residual VOCs in groundwater;
- Installation of a passive SSDS;
- As part of development, construction of an engineered composite cover across the entire Site. This will serve as an engineering control to prevent human exposure to residual soil/fill remaining under the site if Track 1 SCOs are not achieved;
- Submission of a remedial action report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved; and
- If Track 1 remediation is not achieved, a remedy consisting of Track 4 SCOs, institutional and engineering controls, a site management plan and establishment of a deed notice will be implemented.

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



Figure 2 – Site Vicinity Map

