

Where can I view project documents?

In person at:

Brooklyn Public Library
Greenpoint Branch Library
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

June 3, 2013
to
July 3, 2013

Whom can I contact for project information?

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Or

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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 62 Box Street LLC for enrollment of the property at 62 Box Street in the Greenpoint section of Brooklyn (Block 2483, Lot 20), New York 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 ending July 3, 2013. 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 Site is 2,500-square feet and is bounded by Box Street to the north, one-story industrial/manufacturing buildings to the north and west, and multi-story residential buildings to the east and south. Currently, the Site is an undeveloped, uncapped 25 ft. by 100 ft. lot.

The proposed future use of the Site will consist of a new seven story apartment building and a full cellar. The new structure will cover approximately 60% of the lot and includes a full 10 foot cellar, spanning the entire Site.

Summary of RIR

The site consists of 2 feet of historic fill material. Analysis of soil/fill samples revealed Semi Volatile Organic Compounds (SVOCs), pesticides and metals detected above soil cleanup guidelines. No Volatile Organic Compounds (VOCs), or PCBs were detected in soil samples.

Groundwater samples collected during the remedial investigation (RI) revealed presence of low levels of VOCs, SVOCs and metals exceeding their respective Groundwater Quality Standards. No pesticides or PCBs were detected in groundwater. Soil vapor samples collected during the RI indicated presence of low concentrations of petroleum-related and chlorinated VOCs.

Summary of the Remedy

The proposed remedial action is a Track 1 Unrestricted Use soil cleanup. The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Program for particulates and volatile organic compounds;
- Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. Entire property will be excavated to a depth of approximately 11 feet below grade for development purposes;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 6" thick concrete slab across the footprint of the new building;
- Submission of a Remedial Action Report (RAR) and Site Management Plan (if needed); and
- If Track 1 Unrestricted Use SCOs are not achieved, 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.

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

OR scan with your smart phone:



Figure 1 – Site Location Map

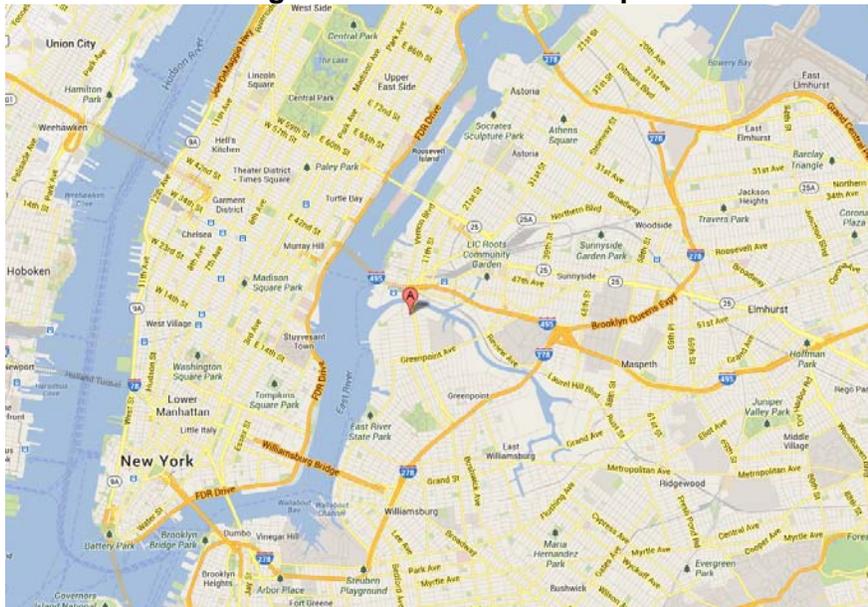


Figure 2 – Site Vicinity Map

