

Where can I view project documents?

Online at:

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

Internet access to view project documents is available at the following public library:

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

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

Whom can I contact for project information?

Samantha Morris
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 341-2082
SMorris@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
ShaminderC@dep.nyc.gov

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

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by DJS Real Estate Development for 83 Bushwick Place (aka 225-227 Boerum Street), Brooklyn, New York (Block 3073, Lot 97). The remedial work will begin in October 2014. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The 5,559 square-foot site is currently vacant and undeveloped. This project consists of redeveloping the entire Site with a 4-story residential building with 20 dwelling units. The building includes a full 12 foot cellar, spanning the entire Site, which will be utilized for parking and mechanical space.

Summary of the Remedy:

The remedial action for 83 Bushwick Place is a Track 1 Unrestricted Use 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;
- Selection of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Entire property will be excavated to a depth of 12 feet;
- 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 endpoint samples to determine if the remedy meets SCOs; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

If Track 1 Cleanup is not achieved, the following construction elements will be implemented as Engineering and Institutional Controls:

- As a part of development, the installation of a 20-mil VaporBlock-Plus vapor barrier below the concrete slab of the building, as well as behind foundation walls of the proposed building;
- As a part of development, construction and maintenance of a 6" thick concrete slab as engineered composite cover;
- As a part of development, installation of a sub-grade air exchange and ventilation system in the parking cellar in accordance with the NYC Department Of Building's Code;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Continued registration with E designation for the property.

Cleanup activities are scheduled to begin in November 2014 and are expected take approximately four months to complete.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls to be used at the Site.

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

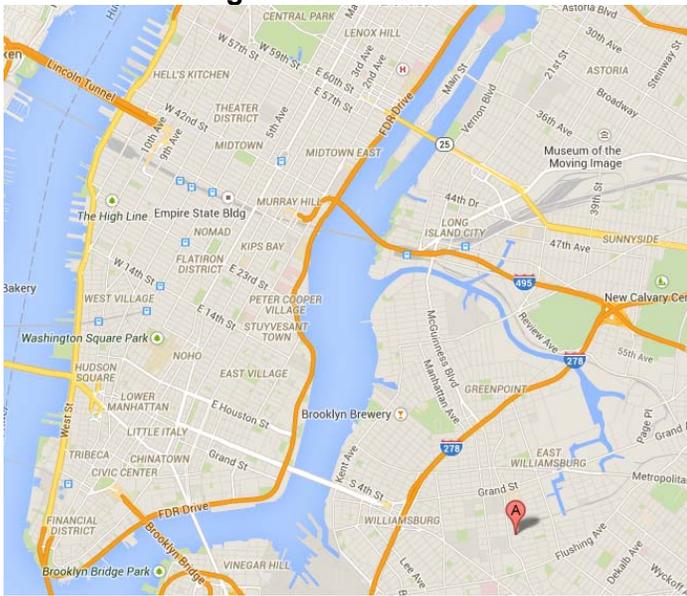


Figure 2: Site Map

