

Public Comment Period

July 11, 2014
to
August 11, 2014

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library. The closest location is:

Brooklyn Library
Bushwick Branch
340 Bushwick Avenue
Brooklyn, New York 11238

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

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 New York City's Voluntary Cleanup Program (VCP). 500 Waverly Property Owner LLC plans to enroll the property located at 882 Fulton Street in the Clinton Hill section of Brooklyn, New York and identified as Block 2011 Lot 30 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 August 11, 2014. 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 11,927 square feet and is currently occupied by a vacant, asphalt paved parking lot. The proposed future use of the Site consists of an eight story building with ground floor retail and cellar parking, storage, and mechanical/utility rooms.

Summary of RIR

The environmental investigation identified up to 10 feet of historic fill. Several Semi-Volatile Organic Compounds (SVOCs) were detected above cleanup guidelines.

Soil vapor samples showed petroleum-related VOCs and chlorinated VOCs below cleanup guidelines.

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;
- Establishment of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 SCOs. The excavation depth of the new building will be approximately 23 feet below grade for the below grade parking area and approximately 10 feet below grade for the remainder of the Site;
- Collection and analysis of endpoint samples to determine if the remedy meets 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;
- 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 SCOs are not achieved, the following construction elements implemented will constitute Engineering and Institutional controls:

- As part of new development, construction and maintenance of an engineered composite cover consisting of a 12" thick concrete building slab in the cellar parking area, 6" thick concrete building slab in the remainder of the cellar, and an 8" thick at-grade concrete building slab in a setback area at the north side of the Site to prevent human exposure to residual soil/fill remaining under the Site;
- As part of new development, installation of a vapor barrier below the concrete slab and behind the foundation walls of the proposed building; and
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including 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 Document Repository: <http://www.nyc.gov/hml/oer/html/repository/RBrooklyn.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

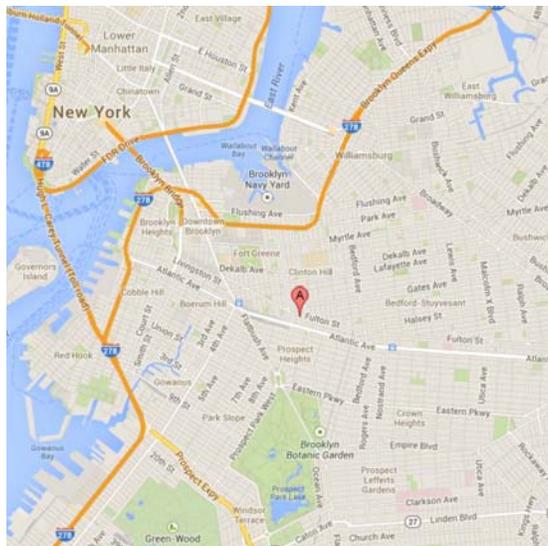


Figure 2 – Site Map

