

Public Comment Period

February 6, 2014
to
March 6, 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:

Park Slope Branch
431 6th Avenue
Brooklyn, NY 11215

Please call 718-832-1853
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). An application has been submitted by Bushburg Properties for enrollment of the property located at 635 4th Avenue in Brooklyn, New York and identified as Block 634, Lot 1 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 March 6, 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.

Site Description

The Site is 10,033 square feet and is currently a three story commercial building and a parking lot. The proposed use of the Site consists of a new 12-story mixed use building, with a cellar, encompassing the entire site.

Summary of RIR

The environmental investigation identified soils indicative of fill material up to 2 feet below ground surface (bgs). One Volatile Organic Compound (VOC), Several Semi Volatile Organic Compound (SVOCs), metals, and one pesticide were detected above cleanup guidelines. Groundwater samples identified several SVOCs and metals at concentrations above Groundwater Quality Standards (GQS). Soil vapor samples identified several petroleum-related VOCs at low concentrations, and one chlorinated compound within the DOH guidance matrix monitoring range.

Summary of the Remedy

The specific elements of the remedial action will 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 compounds;
- Establish (Track 4) Site Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding SCOs. The site will be excavated to a depth of approximately 12' below sidewalk grade for the new building;
- 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 end-point samples to determine if the remedy attains SCOs;
- Installation of a 20-mil thick vapor barrier beneath the building slab and on foundation sidewalls up to grade;
- Installation of an active Sub-Slab Depressurization System;
- Capping of the entire Site with concrete building slab to prevent exposure to remaining on-Site soil/ fill;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

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

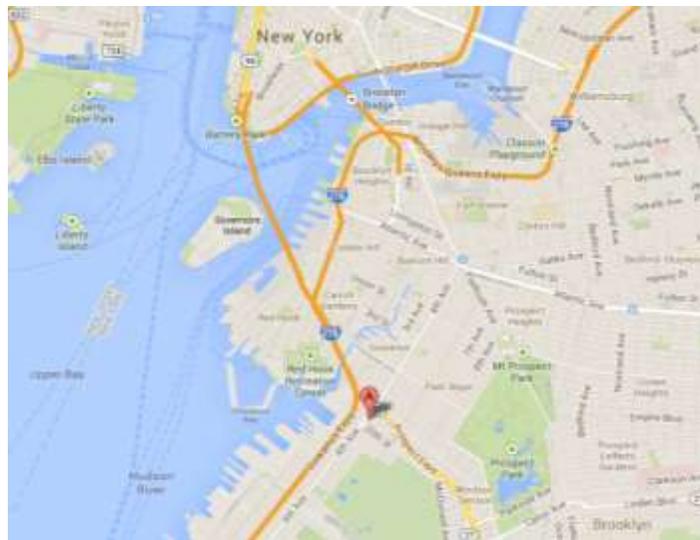


Figure 2 – Site Map

