

Public Comment Period

April 23, 2014
to
May 23, 2014

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

Brooklyn Public Library
Bedford Branch Library
496 Franklin Avenue
Brooklyn, NY 11238

Please call (718) 623-0012
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 Crow Hill Development, LLC for enrollment of the property located at 945 Bergen Street (aka 608-620 Franklin Avenue) in the Prospect Heights section of Brooklyn, New York and identified as Block 1142, part of Lot 44 and 48 (lots are being re-apportioned but will maintain numbers) 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 May 23, 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 21,876-square feet and is currently vacant and developed with several buildings with one to three floors. The project consists of redeveloping the Site with a new mixed use building of 80,000 to 100,000 square feet and a maximum height of 80 feet. The building will cover part of the site in an L-shaped footprint. The building includes a full 12 foot cellar which will be utilized for parking and mechanical space.

Summary of RIR: The environmental investigation identified historic fill to depths ranging from 0 to 8 feet below grade surface. Soil samples detected Semi-Volatile Organic Compounds (SVOCs) and several metals above cleanup guidelines. Groundwater samples identified several metals above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related compounds and chlorinated VOCs, below the monitoring level ranges established by the New York 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;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs.
- The footprint of new building will be excavated to a depth of 12 feet below grade. Court yard areas will be excavated two feet below grade;
- 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 of SCOs;
- Installation of a vapor barrier below the concrete slab of the building, as well as behind foundation walls of the proposed building. The vapor barrier will consist of Liquid Boot™ Membrane/Liner (60 mil thickness Liquid Boot) or equivalent;
- Installation of a sub-grade air exchange and ventilation system in the parking cellar in accordance with the NYC Department Of Building's Code;
- Construction and maintenance of an engineered composite cover consisting of a 12" thick concrete building slab;
- Submission of an Remedial Action Report that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
- Continued registration of property with E designation at the Department of Buildings.

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:

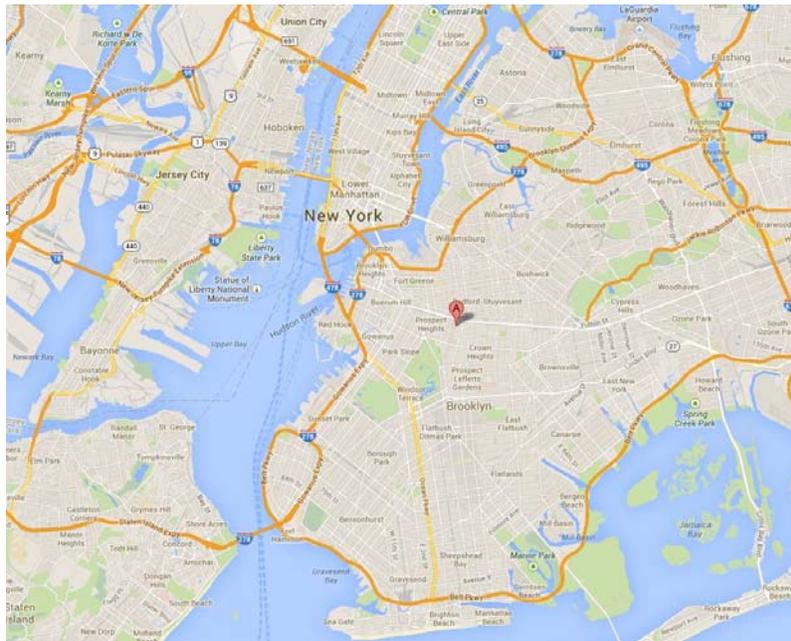


Figure 1 – Site Location Map



Figure 2 – Site Map