

NYC VCP Cleanup Plan Available for Review and Comment

Public Comment Period

September 30, 2014
to
October 30, 2014

Where can I view project documents?

Online at:

http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml#86_Fleet_Place-15CVCP014K

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

Brooklyn Public Library
Walt Whitman Library
93 Saint Edwards Street
Brooklyn, NY 11205

Please call (718) 935-0244 for hours of operation

Whom can I contact for project information?

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

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 Red Apple 86 Fleet Place Development LLC for enrollment of the property located at 86 Fleet Place in the Downtown Brooklyn section of Brooklyn, New York and identified as Block 2061, Lot 50 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 October 30, 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 32,925 square feet and is currently vacant and undeveloped. There is an easement area in the western portion of the property which is not part of this development project. The proposed future use of the Site will consist of a 32-story "L"-shaped high rise on a one-story podium with two sub-grade cellar levels consisting primarily of parking.

Summary of RIR

The environmental investigation identified approximately 10 feet of historic fill. Several Volatile Organic Compound (VOCs), Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals were detected above cleanup guidelines and standards in soil and groundwater. Soil vapor samples showed gasoline-related compounds, and chlorinated compounds were detected above the DOH soil vapor guidance matrix at which mitigation is recommended.

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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Track 1 Soil Cleanup Objectives (SCOs) and excavation and removal of soil/fill exceeding Track 1 SCOs;
- Transportation and off-site disposal of historic fill and lead-impacted soils at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of one soil vapor and nine soil end-point samples to determine the performance of the remedy with respect to attainment of SCOs; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP.

The following elements will be built as part of new construction/development;

- Construction and maintenance of an engineered composite cover;
- Installation of a vapor barrier/waterproofing system below the concrete slab and behind the foundation walls of the proposed building;
- Installation and operation of an Sub-Membrane Depressurization (SMD) system under the waterproofing/vapor barrier system of occupied building areas except where the use of the area is a ventilated parking garage; and
- Submission of a 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 for the NYCEDC easement area, and the building area if a Track 1 cleanup is not achieved. An annual inspection of the SMD system for the first five years of operation will be included in the SMP. After the initial five years of operation, the SMD system may be converted to a passive system, based on inspection results.

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

