

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
Greenpoint Branch
107 Norman Avenue
Brooklyn, NY 11222

Please call (718) 349-8504 for hours of operation.

Whom can I contact for project information?

Sarah Pong
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-442-8342
spong@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 Djam Land, LLC for 171-173 Bayard Street, Brooklyn, New York (Block 2720, Lots 43 and 44). The remedial work will begin in April 2015. The RAWP can be reviewed electronically at the document repositories identified in the box to the left.

Site Description:

The Site consists of two, 2,050 square-foot lots and previously contained two, 1-story commercial buildings, which were recently demolished. The proposed development is to construct two, 4-story residential buildings with a full cellar and rear yard.

Summary of the Remedy:

The remedial action for 171-173 Bayard Street is a Track 4 Site-Specific 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;
- Implementation of a Community Air Monitoring Plan 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 the new building (70% of the property) will be excavated to 10 feet below grade and the rear yard will be excavated at a minimum of 2 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Installation of a vapor barrier below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Installation and operation of an Active Sub-Slab Depressurization System;
- Construction and maintenance of an engineered composite cover consisting of the new building's 4" thick concrete slab and a capped rear yard to prevent human exposure to residual soil/fill remaining under the site;
- Collection and analysis of end-point samples to determine if the remedy with respect to attainment of SCOs;
- 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 the RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

Cleanup activities are scheduled to begin in April 2015 and are expected take approximately two 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

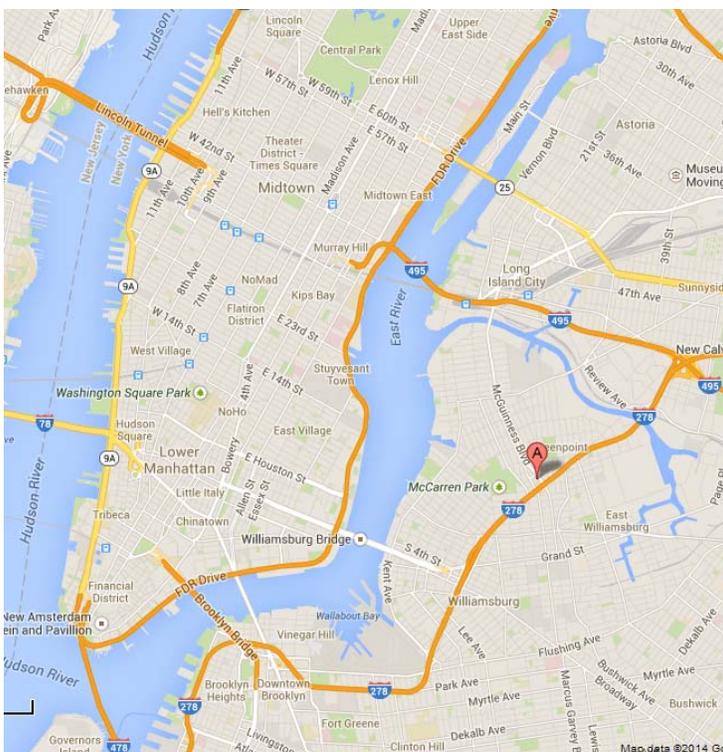


Figure 2: Site Map

