

Where can I view project documents?

Online at:

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

Internet access to view project documents is available at the following public library:

Brooklyn Public Library
Leonard Branch
81 Devoe Street,
Brooklyn, NY 11211

Please call (718) 486-3365 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 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 108 Frost LLC for 108 Frost Street, Brooklyn, New York (Block 2738, Lot 15). The remedial work will begin in June 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The 2,500 square-foot site is currently a 1-story slab-on-grade commercial building used by an electrical contractor. The proposed use of the site is a new 5-story residential apartment building with a full cellar level and a landscaped rear yard.

Summary of the Remedy:

The remedial action for 108 Frost Street is a Track 4 Site-specific Use 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs); Excavation and removal of soil/fill in excess of SCOs. For development purposes, the first 65 feet of the lot will require excavation to a depth of approximately 6 feet below grade for the building cellar level. Additional excavation of the top 2 feet will be performed across the rear of the lot for a landscaped rear yard;
- Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Placement of demarcation layer in the rear yard area;
- Installation and operation of a passive Sub-Slab Depressurization System (SSDS) with monitoring ports;
- Installation of a waterproofing membrane/vapor barrier system below the cellar level's concrete slab as well as behind all foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of the 6 inch thick concrete cellar slab under the footprint of the new building and two feet thick clean soil cap in the rear yard areas to prevent human exposure to residual soil/fill remaining under the Site;
- 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;
- 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 June 2015 and are expected take approximately two months to complete. Construction will continue for 16 months.

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

