

Public Comment PeriodMay 28, 2015
to
June 28, 2015**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
Leonard Branch
81 Devoe Street
Brooklyn, NY 11211

Please call (718) 486-3365 for hours of operation

Whom can I contact for project information?Horace Zhang
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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 434 Manhattan Avenue, LLC for enrollment of the property located at 417 Manhattan Avenue in the Williamsburg section of Brooklyn, New York and identified as Block 2723, Lot 29 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 June 28, 2015. 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 2,500 square feet and currently contains a single-story, slab on-grade commercial building for light industrial use, consisting of a warehouse and offices. The proposed future use of the Site will be a 5-story residential building covering approximately 65% of the lot with a full cellar.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 4 feet. Several Semi-Volatile Organic Compounds (SVOCs) and metals are above cleanup guidelines in soil. Several SVOCs, metals and one polychlorinated biphenyl (PCB) are above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related and chlorinated VOCs, all below the monitor/mitigation level 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 Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. For development purposes, 65% of the Site will require excavation to a depth of approximately 6 ft below grade for the building cellar level. Additional excavations to 2 ft will be required for the rear courtyard. Additional hotspot excavation will be performed at boring B-2. Approximately 674 tons of soil will be excavated and removed from Site;
- 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;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a waterproofing/vapor barrier system below the concrete slab of the building as well as behind foundation walls of the proposed building.
- Construction and maintenance of an engineered composite cover consisting of 16" thick concrete cellar slab and a minimum 4" thick concrete courtyard slab 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.

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 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

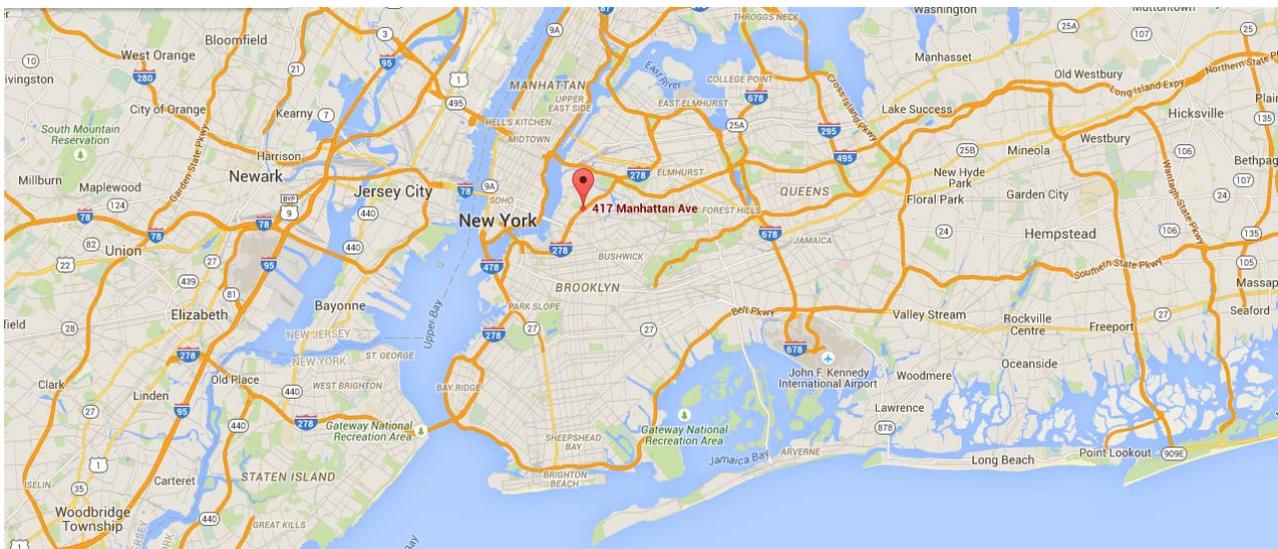


Figure 2 – Site Map

