

Public Comment Period

May 28, 2015
to
June 27, 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
Bedford Branch
496 Franklin Ave
Brooklyn, NY 11238

Please call (718) 623-2134 for hours of operation

Whom can I contact for project information?

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and

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For more information visit:

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 Leeds United Construction for enrollment of the property located at 583 Franklin Avenue in the Crown Heights section of Brooklyn, New York and identified as Block 1199, Lot 3 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 27, 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 1,758 square feet and is currently undeveloped with weedy undergrowth. The proposed future use of the Site will consist of a new four story residential building with a cellar.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 2 feet. Several Semi-Volatile Organic Compounds (SVOCs), VOCs pesticides and metals are above cleanup guidelines in soil. Soil vapor samples showed low concentrations of petroleum-related VOCs (Volatile Organic Compounds) and chlorinated VOCs, all below the monitoring/mitigation level ranges established by the New York State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs).
4. Excavation and removal of soil/fill exceeding Track 4 SCOs. The entire footprint of the building area will be excavated to a depth of approximately 10.5 feet below grade for development purposes. A small portion of property will be excavated to the depth of 2 feet below grade for a landscaped area. Approximately 750 tons of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
5. Removal of all UST's that are encountered during soil/fill removal actions.
6. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations.
7. Construction of an engineered composite cover consisting of a 4-inch thick concrete building slab over a R-15 rigid insulation beneath all building areas and two feet of clean soil in all open space and landscaped areas.
8. Installation of a 20-mil Raven Industries VaporBlock Plus vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building.
9. Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements, in compliance with applicable laws and regulations.
10. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
11. Submission of an approved 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.
12. The property will continue to be registered with a Restrictive Declaration at the NYC Buildings Department.

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

