

Public Comment Period

October 1, 2015
to
October 31, 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
2115 Ocean Avenue
Brooklyn, NY 11229

Please call (718) 375-3037 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 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 Rubin Development and Construction for enrollment of the property located at 1987-1997 Coney Island Avenue in the Gravesend section of Brooklyn, New York and identified as Block 6774, Lots 57, 59, and 61 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 31, 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 10,000 square feet and is currently three 2-story commercial buildings. The redevelopment project consists of renovating the existing buildings to add two additional floors and the expansion of basements. The cellar and basement floors will be commercial retail space and the first through third floors will be utilized as office space.

Summary of RIR

The environmental investigation identified one SVOC and one metal above cleanup guidelines. There were three SVOCs and one metal found above groundwater standards in the groundwater samples. All petroleum-related and chlorinated VOCs were 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:

- 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 (VOCs) compounds;
- Selection of NYSDEC Restricted Residential (Track 2) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 2 Restricted Residential Use SCOs. Approximately 2 feet of soil will be excavated from the cellar areas and the location of SB-2. The slab on grade area will be excavated to a depth of 14 inches. Approximately 900 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;
- Implementation of storm-water pollution prevention measures in compliance 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;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 4" of poured concrete across the full 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 if Track 2 Restricted Residential cleanup is not achieved.

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

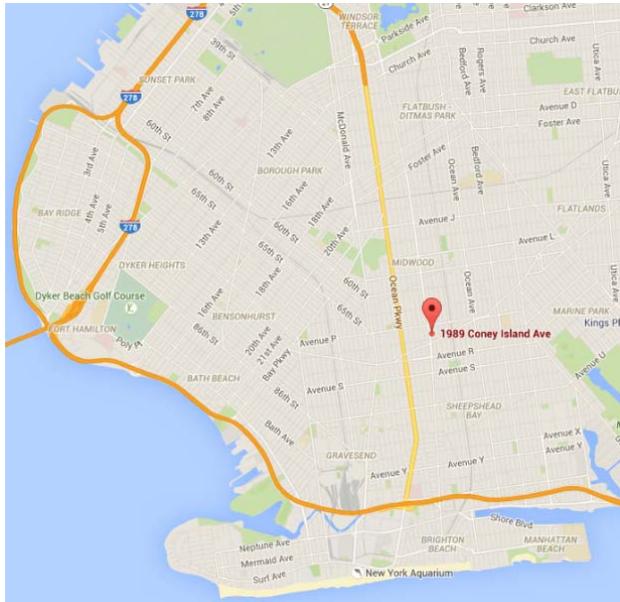


Figure 2 – Site Map

