

## NYC VCP Cleanup Plan Available for Review and Comment

### Public Comment Period

November 2, 2015  
to  
December 2, 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  
Greenpoint Branch  
107 Norman Avenue  
Brooklyn, NY 11222

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

### Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

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 470 Manhattan Ave LLC c/o J. Petrocelli Contracting, Inc. for enrollment of the property located at 470 Manhattan Avenue in the Greenpoint section of Brooklyn, New York and identified as Block 2714, Lots 1, 30, 32, and 33 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 December 2, 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 31,450 square feet and currently consists of a series of vacant undeveloped dirt lots and vacant buildings. The proposed future use of the Site will be a 7-story slab-on-grade residential building with a covered, outdoor parking lot to the north and east of the building, and a small landscaped area to the west.

#### Summary of RIR

The environmental investigation identified historical fill material up to depths of 12 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, VOCs and one pesticide are above cleanup guidelines in soil and are above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum related and chlorinated VOCs within the 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;
- Implementation 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. The footprint of the new building will be excavated 4 feet below grade for foundation elements and the proposed elevator pit area will be excavated to a depth of 8 feet. Approximately 3,000 cubic yards 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 and operation of an active Sub-Slab Depressurization System (SSDS);
- Installation of a vapor barrier system beneath the building slab and behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of a concrete building slab beneath the proposed building foundation, asphalt/concrete pavement in the area of the proposed parking lot, and 2 feet of certified topsoil in the landscape area 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](http://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

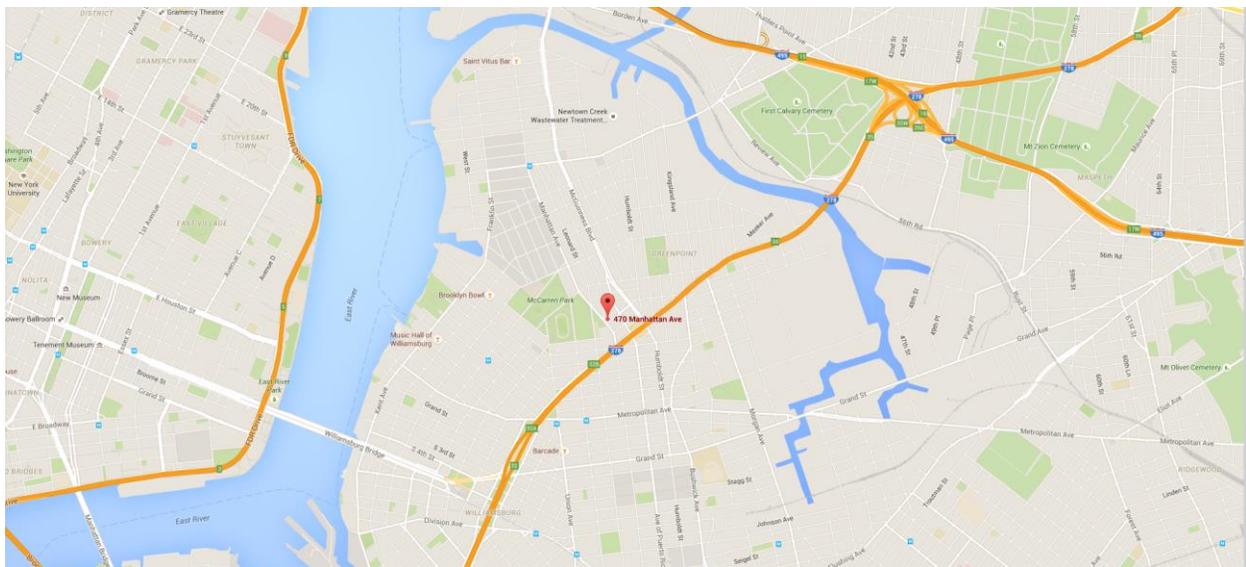


Figure 2 – Site Map

