

Public Comment Period

November 24, 2015
to
December 24, 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
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 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). LPC Development Group, LLC plans to enroll the property located at 337 Berry Street in the Williamsburg section of Brooklyn, New York and identified as part of Block 2443, Lot 76, 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 24, 2015. The draft RAWP, which includes results of the preliminary Remedial Investigation, is 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 approximately 15,420 square feet and currently consists of a vacant, approximately 10,000-square foot one-story commercial warehouse building on the north side of the site and undeveloped vegetated land on the south side of the site. The proposed development consists of an 11-story affordable housing building with retail and community facility use on the first floor and residential apartment units on the remaining floors, a paved parking lot, and landscaped areas.

Summary of RIR

The environmental investigation identified approximately 2 feet of historic fill. Several contaminants were detected above cleanup guidelines and standards in soil and groundwater. Soil vapor samples showed low levels of petroleum-related VOCs and elevated levels of chlorinated VOCs above the NY State Department of Health soil vapor guidance matrix for mitigation.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Performance of additional investigation of onsite soil, groundwater, and soil vapor. Preparation and submission of a Remedial Investigation Report (RIR) addendum documenting the results of the additional sampling specified above.
- 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 Site-specific (Track 4) Soil Cleanup Objectives (SCOs). Excavation and removal of soil exceeding Track 4 Site-Specific SCOs. Transportation and off-Site disposal of all soil/fill material at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal.
- Collection and analysis of end-point samples per NYSDEC DER-10 to determine the performance of the remedy with respect to attainment of SCOs.
- Construction of an engineered composite cover consisting of the five-inch thick concrete building slab with an 6 to 8-inch clean granular sub-base beneath all building areas; 4-inch poured concrete on a 6-inch sub-base in sidewalk areas; 10 inches of base course material and 1-1/2 inches of asphalt in the parking area; and two feet of clean soil in all open space and landscaped areas.
- Installation of a vapor barrier beneath the building slab and around foundation sidewalls; installation of an active sub-slab depressurization system (SSDS) beneath the building slab and vapor barrier system; and construction and operation of a soil vapor extraction (SVE) system within the area of the proposed parking lot.
- Groundwater remedy and monitoring if required by NYSDEC.
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP.
- Submission of a 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.
- Continued registration with "E" designation of the property at NYC Department of Buildings.

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

