



Public Comment Period

March 9, 2016
to
April 9, 2016

Where can I view project documents?

Online at:

[http://www.nyc.gov/html/oer/html/
repository/RBrooklyn.shtml](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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and

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Deputy Director
NYCOER
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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 BOP Greenpoint G, LLC for enrollment of the property located at 37 Blue Slip in the Greenpoint section of Brooklyn, New York and identified as Block 2472, Lot 80, p/o Lot 50 and p/o Lot 100 into the VCP. Previous environmental reports detail the results of environmental investigations at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) presents detailed summaries of these previous investigations and proposes remedial actions to address contamination delineated by previous investigations.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until April 9, 2016. The previous environmental reports 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

This vacant and paved property encompasses an area of about 84,000 square feet. The proposed development on Parcel G1 includes the construction of a 30-story mixed-use residential and commercial building with a cellar footprint of about 26,000 square feet. The proposed development also includes a waterfront park/esplanade on Lot 80, private roadway on Lot 100 (Bell Slip), and a private roadway on part of Lot 50 (Blue Slip). The tower will include 372 market-rate housing units and three levels of aboveground parking. The cellar will be used for parking, storage, amenity space and building systems.

Summary of Previous Environmental Investigations

The site historic fill material generally extends from ground surface to about 10 feet below grade surface. The environmental investigation identified several VOC, SVOCs, pesticides, and metals above cleanup guidelines. A small hazardous waste area was identified in the middle of the proposed building footprint. VOCs, SVOCs and metals were also detected above Groundwater Quality Standards. Soil vapor samples showed chlorinated VOCs at elevated concentrations, in 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;
- Establishment of Track 4 Site Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill identified as hazardous waste;
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The entire footprint of the new building will be excavated to a depth of approximately 8 feet to 14 feet below grade for development purposes. Private street areas will be excavated to 2 feet below grade for general construction and 6 feet below grade for utilities (deeper excavations will be required for utility structures). Excavations (to 6 feet below grade) in the proposed waterfront park/esplanade will be limited to utilities and associated structures.
- 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;
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building as well as behind foundation walls to grade of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of concrete or asphalt pavement, a 20-inch-thick concrete building slab, or 2 feet of imported certified clean soil 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

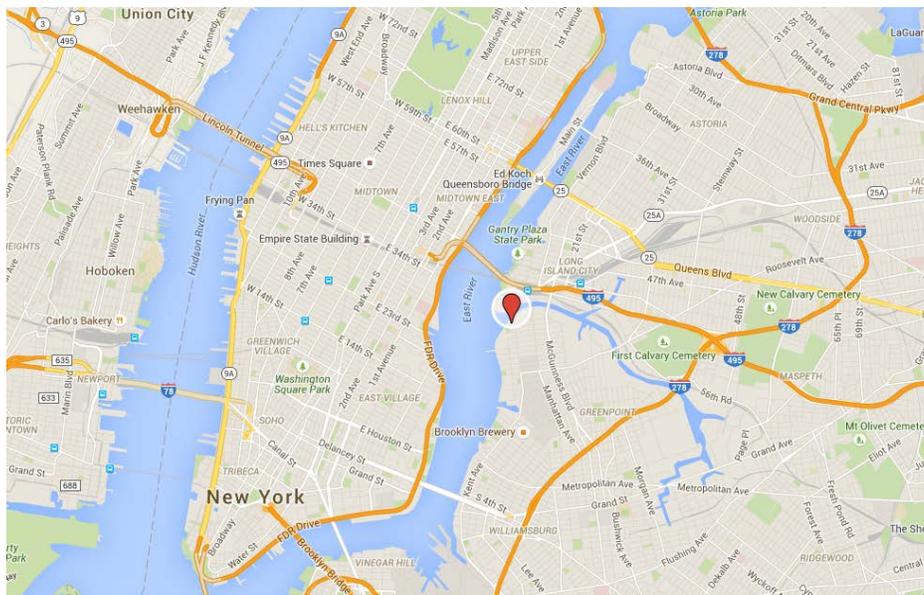


Figure 2 – Site Map

