

Public Comment Period

July 25, 2016
To
August 25, 2016

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:

Greenpoint Public Library
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

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 44 Box Villa, LLC for enrollment of the property located at 44-46 Box Street in Brooklyn, New York and identified as Block 2483, Lots 11 and 12 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 August 25, 2016. 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 5,000 square feet and is currently contains an asphalt-paved parking lot. The proposed use of the Site will consist a new 6-story residential building with a cellar and outdoor parking lot.

Summary of RIR

The environmental investigation identified several Semi Volatile Organic Compounds (SVOCs) and metals above cleanup guidelines in soil. Two SVOCs and several metals were detected above groundwater quality standards. Soil vapor samples showed elevated levels of petroleum compounds and also low concentration of chlorinated VOCs.

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;
- 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/fill exceeding Site-Specific Track 4 SCOs. Approximately 40% of the Site will be excavated to a depth of approximately 8-9 feet below grade for the cellar level. Estimated 1,045 tons of soil will be excavated and removed from Site;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site;
- Dewatering will be performed in compliance with city, state, and federal laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction of an engineered composite cover consisting of a four-inch thick concrete building slab and four-inch poured concrete in sidewalk and parking areas;
- Installation of a vapor barrier/waterproofing system beneath the building slab and outside of sub-grade foundation sidewalls;
- Installation and operation of an active sub-slab depressurization system;
- 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

