

Public Comment PeriodSeptember 6, 2016
to
October 6, 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:

Brooklyn Public Library
Bedford Branch
496 Franklin Avenue
Brooklyn, NY 11238

Please call (718) 623-0012 for hours of operation

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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 Athena Housing Associates, LLC for enrollment of the property located at 909 Atlantic Avenue in the Clinton Hill section of Brooklyn, New York and identified as Block 2018, Lot 62 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 6, 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 13,952 square-foot site consists of three vacant buildings. The proposed future use of the property will be a 9-story affordable housing building with a cellar and open area.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs) and metals above cleanup guidelines in soil and above Groundwater Quality Standard (GQS). Soil vapor samples showed low levels of petroleum-related and chlorinated-related compounds.

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 exceeding Track 4 Restricted Residential Use SCOs. The footprint of the site will be excavated to 14 feet bgs. The rear yard will be excavated to depths of two to four feet below existing grade in the planting areas and to depths of four to 4.5 feet below existing grade in the patio areas. Approximately 3,500 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. Appropriate segregation of excavated media on Site;
- 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 beneath the building slab and new footings. A vapor barrier consisting of 32-mil Grace Preprufe 200 vapor barrier beneath the building slab and 60-mil Bituthene 3000 and 32-mil Grace Preprufe 160R outside all sub-grade foundation walls;
- Construction and maintenance of an engineered composite cover consisting of concrete slab across the footprint of the new building and 2 feet of clean soil in all open space and landscaped areas;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (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;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; 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

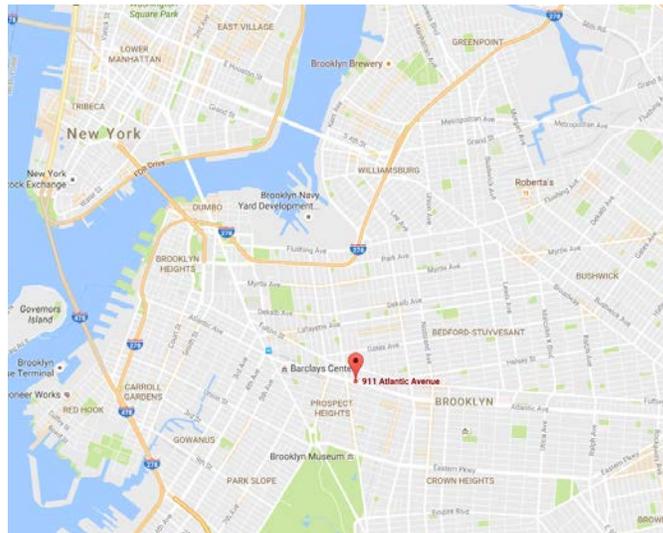


Figure 2 – Site Map

