

Public Comment Period

September 30, 2013
to
October 30, 2013

Where can I view project documents?

Online at:

<http://www.nyc.gov/hml/oer/html/repository/RBrooklyn.shtml>

Internet access to view documents is available at the public library. The closest location is:

Brooklyn Library
Greenpoint Branch
107 Norman Avenue
Brooklyn, New York 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 Sterlingtown Equities for enrollment of the property located at 72 Box Street in the Greenpoint section of Brooklyn, New York and identified as Block 2483, Lot 25 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 30, 2013. 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 10,000 square feet and is being used as a storage lot with trucking containers. The proposed future use of the Site consists of a 6-story residential building with the 1st floor elevated 3-4 feet due to flood zone restrictions. The ground floor will be utilized for parking, a lobby and mechanical rooms.

Summary of RIR

The environmental investigation identified up to 5 feet of historic fill. Two Volatile Organic Compound (VOCs), several Semi-Volatile Organic Compounds (SVOCs), metals, two pesticides and one PCB were detected above cleanup guidelines.

Groundwater samples identified two SVOCs, and metals above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs above the monitoring level ranges established by New York State DOH.

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 Track 4 Site-specific Soil Cleanup Objectives (SCOs).
- Excavation of test pits/ trenches to a minimum depths of 5 feet below grade to investigate for any buried tanks;
- Excavation and removal of soil/fill in excess of SCOs. Most of the property will be excavated to depths of 10-12 inches for new building's footings and foundation. Foundation piles will be installed to depths of 35 to 40 feet deep;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs;
- 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 of contaminated soil;
- Construction and maintenance of an engineered composite cover across the entire Site;
- Installation of a vapor barrier system below the building slab and behind the foundation walls of the new building;
- Installation and operation of a passive sub-slab depressurization system;
- Import of certified clean soils to raise 1st floor elevation by at least 3-4 feet due to flood zone restrictions;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including 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 in the public library branch and 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/hml/oer/html/repository/RBrooklyn.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

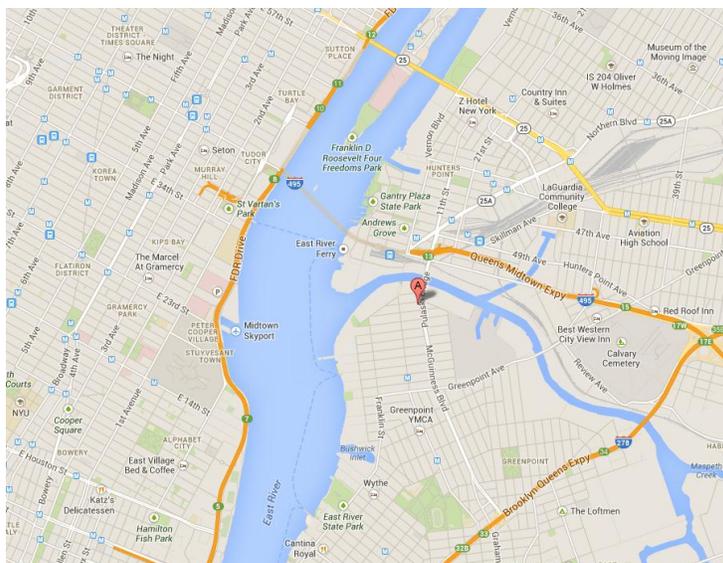


Figure 2 – Site Map

