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NYC Office of Environmental Remediation

105 Metropolitan Avenue
Brooklyn, New York
11CBCP013K

Remediation Fact Sheet
September 2011

NYC BCP Cleanup Plan
Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by 105 Metropolitan Ave., LLC for the property at 105 Metropolitan Avenue in Brooklyn, New York. The remedial work in accordance with the approved RAWP will start in September 2011. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Project is located at 105 Metropolitan Avenue in the Borough of Brooklyn (see Figure 1) and is identified as Tax Block 2358, Lot 36. The site is bounded by a commercial/office building to the north, Metropolitan Avenue to the south, a mixed-use building to the east, and an industrial building to the west.

The project has a combined area of approximately 2,112 square feet and is currently vacant with no buildings or structures. Historically, the site was utilized as residential and vacant lot. The property will be developed into a machine shop and office space.

Summary of Proposed Remedial Action

The entire site will be excavated to a depth of approximately 15 feet below grade. The specific remedial elements to be implemented at this site include:

- Implementation of a Citizen Participation Plan and performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Establish Track 1 Soil Cleanup Objectives (SCOs) and excavate and remove soil/fill exceeding Track 1 SCOs.
- If due to unforeseen circumstances additional contaminated soils are identified, end-point samples will be collected and analysis to determine the performance of the remedy with respect to attainment of SCOs.
- Installation of a vapor barrier system beneath the building slab.
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations.
- Site mobilization involving establishment of site security, equipment mobilization, utility mark outs and marking & staking excavation areas.
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP.
- If Track 1 cleanup is not achieved, deed restrictions will be placed on the property and a Site Management Plan will be required for long-term management of residual contamination.

Where can I view project documents?

Document Repositories

Williamsburgh Branch
Brooklyn Public Library
240 Division Avenue
Brooklyn, NY 11211

(Please call 718-302-3485 for hours of operation)

and electronically at:

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

Whom can I contact for project information?

Project Contact

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For more information visit:
www.nyc.gov/oer

Cleanup activities are scheduled to begin in October 2011 and are expected to take approximately two months to complete. Construction of the building foundation and installation of the vapor barrier is expected to be completed in approximately 6 months.

Next Steps

After the enrollee completes the remedial work, a Remedial Action Report will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a city liability release, and a New York City Green Property Certificate. OER will issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) to be used at the Site.

Direct Link to Document Repository:
http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml

Figure 1: Site Map

Figure 2: Current Site Conditions