



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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September 16, 2011

Robert M. Scarano, Jr.  
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Brooklyn, New York 11201

Scott Yanuck  
Laurel Environmental Associates, Ltd.  
53 West Hills Road, Suite 1  
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Re: **Decision Document**  
**NYC BCP Remedial Action Work Plan Approval**  
**67 Brighton 1<sup>st</sup> Lane**  
**Block 8670, Lot 80**  
**BCP Project #12CBCP018K**

Dear Mr. Scarano:

The New York City Office of Environmental Remediation (OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has completed its review of the August 15, 2011 Remedial Action Work Plan (RAWP) and September 2, 2011 Stipulation List for 67 Brighton 1<sup>st</sup> Lane, BCP Project #12CBCP018K. The Plan was submitted to OER under the NYC Brownfield Cleanup Program (BCP). The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on September 15, 2011. There were no public comments.

**Statement of Purpose and Basis**

This document presents the remedy for a Brownfield Cleanup site known as “Brighton Green” site. This document is a summary of the information that can be found in the site-related reports and documents in the document repository at OER’s website [www.nyc.gov/oer](http://www.nyc.gov/oer).

The New York City Office of Environmental Remediation (the Office or OER), in consultation with the New York City Department of Health and Mental Hygiene (DOHMH), has established a remedy for the above referenced site. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous substances.

The decision is based on the Administrative Record of the New York City Office of Environmental Remediation (the Office or OER) for the Brighton Green Site and the public's input to the proposed remedy presented by the Office.

### **Description of Selected Remedy**

The remedy selected for this Brighton Green Site includes soil excavation, cover system, and vapor barrier.

The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan (CPP).
2. Performance of Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Sampling and analysis of excavated media as required by disposal facilities.
4. Appropriate segregation of excavated media for off-site disposal.
5. Performance of all activities associated with the remedial action, including permitting requirements and pretreatment requirements, will be addressed in accordance with all applicable Federal, State and City laws and regulations.
6. Implementation of storm-water pollution prevention measures.
7. Import of materials to be used for backfill and cover in compliance with OER approved plan and in accordance with all Federal, State and City laws and regulations.
8. Placement of backfill material in excavated areas as needed.
9. Screening for indications of contamination by visual means, odor and monitoring with a Photo Ionization Detector (PID) of excavated soil/fill during all intrusive work.
10. Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State and city laws and regulations for handling, transport, and disposal.
11. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
12. Establishment of Track 1 SCOs. Excavation and removal of soil/fill exceeding SCOs.
13. Excavation and removal of soil/fill present to a depth of 3 feet below grade and 6 feet below grade in the area of the elevator pit.
14. Cover of the properties with a composite cover consisting of a concrete slab and foundation sidewalls beneath the buildings. The building is a full build out and as such there are no paved and/or landscaped areas.
15. Placement of a vapor barrier beneath the proposed building slabs and outside the sub-grade foundation walls to address the potential impact of soil vapors derived from offsite;
16. Collection and analysis of endpoint samples to evaluate the performance of the remedy with respect to attainment Track 1 SCOs.
17. Submission of a RAR which describes the remedial activities including any changes from this RAWP, certifies that the remedial requirements have or will be achieved, defines the Site

boundaries, and describes any Engineering and Institutional Controls to be implemented at the Site.

18. If Track 1 is not achieved, deed restriction requiring institutional and engineering controls will be placed on the property and a Site Management Plan will be required to manage residual contamination.

Remedial activities will be performed at the Site in accordance with this OER-approved RAWP. All deviations from the RAWP will be promptly reported to OER. Changes will be documented in the RAR.

This remedy conforms with the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate. The remedy is protective of public health and the environment.

9/16/11



Date

Shaminder Chawla  
Assistant Director

## **SITE BACKGROUND**

### Location:

The Site is located at 67 Brighton 1<sup>st</sup> Lane in Brighton Beach section of Brooklyn, New York, and is identified as Block 8670, Lot 80 on the New York City Tax Map. Figure 1 shows site location map.

### Site Features:

The site consists of a 2,025 square-foot vacant lot and is bounded by homes to the north, Brighton 1<sup>st</sup> Lane to the south and a home on east and a multi-story residential building to the west. Currently, the Site is a vacant lot.

### Current Zoning/uses:

The current zoning designation is R6 (Residential). The proposed use is consistent with existing zoning for the property.

### Historical Use:

Based on information contained in the Phase I ESA, The property had been on the outer edge of a horse racing track from the late 1800's to the early 1900's. A residential dwelling occupied the site since the development of the lot in the 1920's. The AOCs identified for this site include consist of historic fill and possible heating oil usage at the site.

### Summary of Environmental Findings:

1. Elevation of the property ranges from approximately 8.5 to 9 feet above sea level.
2. Depth to groundwater ranges from 6 to 6.5 feet at the Site.
3. Groundwater flow is generally flowing from north to south beneath the Site.
4. Depth to bedrock is greater than 1,300 feet below grade at the Site.
5. The stratigraphy of the site, from the surface down, consists of 6 feet of historical fill material, construction debris, cinders and coal, followed by fine well sorted sands to 10 feet.

## **PROPOSED DEVELOPMENT PLAN**

The proposed future use of the Site will consist of a six-story residential building with a community facility on the first floor and apartments on Floors 2 to 6 with a communal roof terrace. The building will have 5,800 square feet of residential space and 1,200 square feet of community facility. The entire site will be occupied by the building, and there will be no open space. The proposed use is consistent with existing zoning for the property.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

## **SUMMARY OF REMEDIAL INVESTIGATION**

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site, or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, and soil vapor may have been contaminated. A monitoring well is installed to assess groundwater and soil borings are installed to sample soil and/or waste(s) identified. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository.

### **Nature and Extent of Contamination:**

Soil: Soil/fill samples collected during the RI showed metal contamination in four of the shallow (0-2') samples that exceeded Tract 1 and Track 2 SCOs. These metals included Barium (741 ppm), Copper (341 ppm), Lead (2,030 ppm), and Zinc (286 ppm). With the exception of Lead (299 ppm) in one sample, all deep soil samples (6-10') achieved Track 1. Volatile Organic Compounds (VOCs), Semi Volatile Organic Compounds (SVOCs), pesticides and PCBs were all below Track 1 cleanup standards.

Groundwater: The Groundwater sample collected during the RI did not detect SVOCs, VOCs, and PCBs. There were low concentrations of metals detected however none of the metals exceeded TOGS 1.1.1 Class GA Guidance Values.

Soil vapor: Soil vapor samples collected during the RI showed a wide variety of VOCs consisting mainly of BTEX and associated compounds. A variety of BTEX and associated derivatives were also identified in soil vapor samples, mostly at low concentrations (i.e. below 75 ug/m<sup>3</sup>). The presence of MTBE and ethanol in vapor are most commonly associated with gasoline spill however past use on the property does not indicate automotive fueling activities etc. TCE (3.2 ug/m<sup>3</sup>) and PCE (8.6 ug/m<sup>3</sup>) were identified in one vapor sample. Additionally, concentrations in Acetone range up to 360 ug/m<sup>3</sup>.

**Figure 1 – Site Location Map**



**67 Brighton 1<sup>st</sup> Lane, Brooklyn NY**

