

Where can I view project documents?**In person at:**

Brooklyn Public Library
Williamsburg Branch
240 Division Avenue
Brooklyn, NY 11226
Please call (718) 302-3485 for
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and electronically at:

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

Whom can I contact for project information?

Maurizio Bertini, Ph.D.
Project Manager
NYC OER
(212) 788-3922
mbertini@dep.nyc.gov

and

Shaminder Chawla
Assistant Director
NYC OER
(212) 442-3007
schawla@dep.nyc.gov

For more information visit:

www.nyc.gov/oer

NYC BCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Satmar Wallabout Development, LLC for the enrollment of the property located at 242-246 Wallabout Street in Brooklyn and identified as Block 2264, Lots 7, 8 and 9. The remedial work in accordance with the approved RAWP will start in March 2012. The RAWP is available and can be reviewed electronically or in person at the document repositories identified in the box at left..

Site Description and Development

The property is vacant (since 1981) and consists of three lots totaling 6,983 square feet area. Historically, the property was developed with a 3-story dwelling with limited commercial space. The planned development of the site is a seven-story mixed use community/residential building with a basement.

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 BCP citizen participation activities according to an approved Citizen Participation Plan;
- Establishment of Track 4 Soil Cleanup Objectives (SCOs), excavation and removal of soil that exceeds site-specific SCOs;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs in hotspot areas;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds during active remediation;
- 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 and installation of a waterproofing membrane beneath the building slab;
- Installation of sub-slab depressurization system to prevent migration of vapors into the building;
- Recording of a deed restriction to inform future owners of residual contaminated material at the site and to prevent future exposure to any residual contamination;
- Implementation of a Site Management Plan for long term management of residual contamination, including plans for operation, maintenance, monitoring, inspection, and certification of Engineering and Institutional Controls.
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site.

Next Steps

Cleanup activities are scheduled to begin in July 2012 and are expected to take two months to complete. Construction of the building foundation and installation of the vapor barrier is expected to be completed approximately by February. The building will be ready for occupancy by July 2014.

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 identifying all engineering and institutional controls (if required) used at the site.

Direct Link to Document Repository:

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

Figure 1: Site Location Map

