

## Where can I view project documents?

### In person at:

Brooklyn Public Library  
Kensington Branch  
410 Ditmas Avenue  
Brooklyn, NY 11218

Please call (718) 435-9431 for hours of operation

### and electronically at:

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

## Public Comment Period

March 30, 2012  
to  
April 30, 2012

## Whom can I contact for project information?

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and

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NYC OER  
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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC BCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). An application has been submitted by M&Y Developers, Inc. for enrollment of the property located at 1309-1321 38<sup>th</sup> Street in Brooklyn and identified as Block 5300, Lot 70, 72, and 74 into the VCP (see figures 1 and 2 on the next page). 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 Remedial Action Work Plan

OER is accepting public comments on the draft RAWP through April 30, 2012. The RIR and draft RAWP are available for review at the Kensington Branch of the New York Public Library and electronically on OER's website ([www.nyc.gov/oer](http://www.nyc.gov/oer)). Comments should be sent to Mr. Shaminder Chawla via mail or e-mail.

### Site Description and Development

The Site, approximately 21,000 square feet, is currently used for a parking lot and auto repair facility. The proposed future use of the Site will consist of seven (7) 3-story residential buildings with full cellars. The basement slab of the building will be seven feet below grade. The cellar will be used for storage and will be combined with the first floor to create a duplex apartment.

### Summary of Remedial Investigation Report

Soil included urban fill materials approximately 1-3 feet below grade. Shallow soil/fill samples indicated low levels of PCBs and Volatile Organic Compounds (VOCs). Elevated SVOCs were found in one soil sample. Several metals were found in both shallow and deep samples exceeding Track 2 Restricted Residential Soil Cleanup Objectives (RRSCOs). The levels of PAHs and metals are consistent with the presence of historic fill.

Groundwater was encountered at a depth of approximately 55 feet below grade. No VOCs, SVOCs, pesticides, or PCBs were identified at concentrations exceeding NYSDEC TOGS 1.1.1 Groundwater Quality Standards (GQS). Dissolved metals were identified at concentrations exceeding their respective GQS.

The soil gas sampling results indicated the presence of petroleum related compounds including BTEX compounds. TCE was not identified in any of the samples. PCE was detected at 55 ug/m<sup>3</sup> in one of the five samples.

### Summary of the Remedy

The 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 VOCs during active remediation;
- Establishment of Track 4 SCOs;
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Installation of a vapor barrier/waterproofing barrier system beneath the building slab and along foundation sidewalls;
- Installation and operation of an active sub-slab depressurization system;
- Construction of an engineered composite cover consisting of the building foundation slab and sidewalls and integrated vapor barrier system;
- Submission of an approved Site Management Plan that describes any Engineering Controls and Institutional Controls implemented at the site;
- Recording of a deed restriction to inform future owners of residual historic fill at the site; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved.

## Next Steps

OER will review the project documents and consider all public comments submitted during the comment period before it approves a cleanup plan for the site. A copy of the approved plan will be placed in the public library branch and on OER's website, and a second fact sheet will be issued before 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](http://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:



Figure 1: Site Map

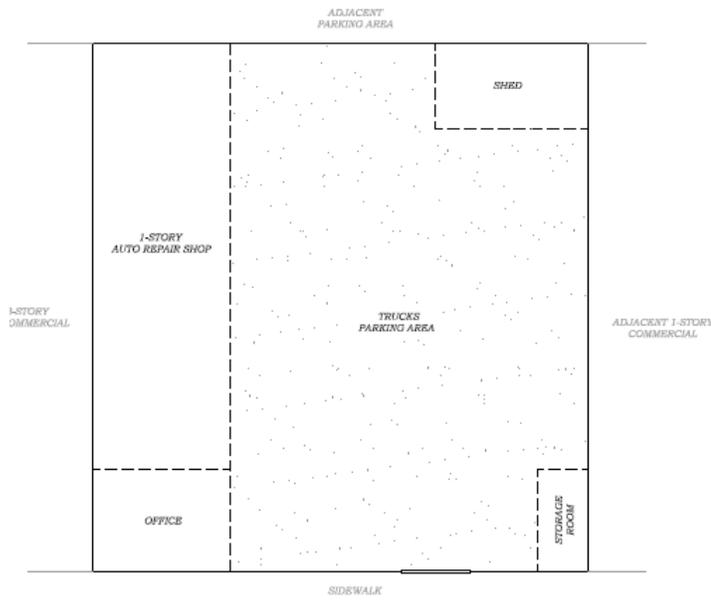


Figure 2: Site Location

