



Where can I view project documents?

Document Repositories

Brooklyn Public Library
Pacific Library Branch
25 Fourth Ave. at Pacific Street
Brooklyn, NY 11217

(Please call (718) 638-1531 for hours of operation)

and electronically at:

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

Whom can I contact for project information?

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

**NYC VCP Cleanup Plan
Remedial Activities to Begin**

Action has recently begun to address the contamination related to the property located at 124 Flatbush Avenue in Brooklyn, New York under New York City's Voluntary Cleanup Program ("VCP"). The cleanup activities will be performed by Cava Construction & Development Inc., with oversight provided by the New York City Office of Environmental Remediation (OER). The Remedial Action Work Plan ("RAWP") has been found by OER to be protective of public health and the environment, and has been approved by OER. The remedial work will begin in January 2013. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at the left.

Site Description and Development: The 4,700- square-foot site is occupied in part by a four-story brick building. The proposed development is to demolish the building and construct a new 13-story hotel with a full basement and a first floor restaurant. The basement will be used for meeting rooms, storage and utilities.

Summary of RIR: Analysis of soil/fill samples detected no Volatile Organic Compounds (VOCs) or PCBs. One pesticide, several Semi-Volatile Organic Compounds (SVOC) and metals were detected above cleanup standards.

Groundwater samples identified no PCBs above standards. VOCs, SVOCs and metals were detected slightly above Groundwater Quality Standards. Soil vapor samples identified petroleum and chlorinated VOCs at low to moderate concentrations including trichloroethylene and tetrachloroethylene which were found at levels exceeding the monitoring level ranges of the State Department of Health.

Summary of the Remedy: The remedial action for 124 Flatbush Avenue remedy is a Track 1 Unrestricted Use cleanup. 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 during active remediation;
- Establishment of Track 1 - Unrestricted Use Soil Cleanup Objectives (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;
- Removal of any USTs encountered and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- As part of development, installation of a vapor barrier/water proofing system beneath the building slab and along foundation side walls;
- Application of oxygen release compound (ORC) at the base of open excavation to manage any residual VOCs in groundwater;
- Installation of an SSDS;
- As part of development, construction of an engineered composite cover across the entire Site. This will serve as an engineering control to prevent human exposure to residual soil/fill remaining under the site if Track 1 SCOs are not achieved;
- Submission of a remedial action report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved; and
- If Track 1 remediation is not achieved, a remedy consisting of Track 4 SCOs, institutional and engineering controls and a site management plan will be implemented.

Cleanup activities are scheduled to begin in January 2013 and are expected to take approximately two months to complete.

Next Steps: After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. 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 then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

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/html/oer/html/repository/RBrooklyn.shtml>

OR scan with your smart phone:



Figure 1 – Site Location Map



Figure 2 – Site Vicinity Map

