

NYC VCP Cleanup Plan

Available for Review and Comment

Where can I view project documents?

In person at:

Brooklyn Public Library
Walt Whitman Branch
93 Saint Edwards Street
Brooklyn, NY 11205
(Please call (718) 935-0244 for hours of operation.)

and electronically at:

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

Public Comment Period

October 19, 2012
to
November 19, 2012

Whom can I contact for project information?

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

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 RA Real Estate, LLC for enrollment of the property located at 81 Fleet Place and is identified as Block 2061, Lot 110 in Kings County. 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 for 30 days through November 19, 2012. The RIR and draft RAWP are available for review at the document repositories identified in the box to on the left including a public library branch and through a link to OER's website. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail.

Site Description and Development

The Site is a 31,500 square feet vacant and undeveloped lot that has some asphalt pavement. The proposed future use of the Site will consist of a 15-story mixed-use commercial retail and residential building, covering 78% percent of the Site. The remaining 22% of the site has a sewer and utility easement that is capped with asphalt. There will be two sub-grade levels of parking in the building. There is no open space or landscaped area in the proposed redevelopment.

Summary of Remedial Investigation Report

The environmental investigation identified historic fill to a depth of about 20 feet below the ground surface, with native material down to 70-90 feet below ground surface and bedrock below the native material layer. The soil samples collected showed very low concentrations of volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), and pesticides. Elevated levels of metals and polycyclic aromatic hydrocarbons (PAHs) were found throughout the site and are believed to be associated with historic fill material.

Groundwater samples showed no elevated levels of PCBs, pesticides, SVOCs and VOCs in groundwater. Some metals were detected in groundwater above groundwater quality standards. There is no evidence of a source of groundwater contamination on-site. Soil vapor samples identified petroleum-related and chlorinated VOCs at low to moderate concentrations, including trichloroethene and tetrachloroethene, which were found above the State DOH monitoring level range.

Summary of Proposed Remedial Action Work Plan

The specific elements of the remedial action will 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;
- Establishment of site specific Track 4 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill material in excess of SCOs;
- 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;
- Collection and analysis of end-point samples to determine if the remedy attains the site specific Track 4 SCOs;
- Installation of a vapor barrier system beneath the building slab and along the foundation sidewalls up to grade;
- Installation of a parking ventilation system for two sub-grade parking levels, as part of standard building construction;
- Submission of a Remedial Action Report (RAR) and an approved Site Management Plan (SMP); and
- Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls, Institutional Controls, and a requirement that management of these controls must be in compliance with an approved Site Management Plan.

Next Steps

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RAWP. The approved documents will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial 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 in 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 more information regarding the 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

