

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the following public library:

Brooklyn Public Library
Greenpoint Branch
107 Norman Avenue
Brooklyn, NY 11222

Please call (718) 349-8504 for hours of operation.

Whom can I contact for project information?

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

NYC VCP Cleanup Plan Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements to address contamination related to the property at 434 Manhattan Avenue (identified as Block 2724, lot 7) in Brooklyn, New York under the New York City Voluntary Cleanup Program (VCP) have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by Environmental Business Consultant with oversight provided by OER. OER has approved the Remedial Action Report (RAR) for the Site. The remedial work was completed in May 2015 and was documented in the RAR. OER will issue a Notice of Completion this month. The RAR is available for review at the document repositories identified in the box to the left.

Site Development

The Site has been redeveloped with a new 4-story residential building with a full cellar. The new building covers approximately 90% of the lot and the remaining sections on the northern and southern portions of the lot are capped with concrete.

Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Performed Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Established Site Specific (Track 4) Soil Cleanup Objectives (SCOs).
3. Excavated and removed soil/fill exceeding Site Specific SCOs to a depth of approximately 7 to 8 feet beneath the area of the new building and southwestern open space area and soil was excavated to a depth of approximately 2 foot in the north open space area.
4. Collected and analyzed end-point samples to evaluate the performance of the remedy with respect to attainment of SCOs. Endpoint samples slightly exceeded Track 4 Site Specific SCOs but have been determined to be protective of public health with Engineering and Institutional Controls.
5. Transported approximately 1,185.85 tons of excavated soil/fill from the property and disposed off-Site at permitted facilities in accordance with applicable laws and regulations.
6. Installed a waterproofing/vapor barrier system behind the eastern cellar wall to grade. The waterproofing membrane installed below the entire cellar slab was Grace Preprufe 300R.
7. Constructed an engineered composite cover consisting of a 4 inch concrete cellar slab underlain by a 6 inch layer of $\frac{3}{4}$ " gravel, and a 4 inch thick concrete slab underlain by a 6 inch layer of $\frac{3}{4}$ " gravel in the northern tip of the Site and sidewalk area in front of the building's entrance, to prevent human exposure to residual soil.
8. Submitted a Site Management Plan (SMP) for long-term management of residual soil, including plans for operation, maintenance, inspection and certification of the performance of Engineering Controls and Institutional Controls;
9. Submitted a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the property boundaries, and explains any changes from the RAWP; and
10. The property will continue to be registered with an E-Designation by the NYC Department of Buildings.

Next Steps

OER has issued a Notice of Completion, a city liability release, and a New York City Green Property Certificate for this Site.

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 smart phone:



Figure 1: Site Location

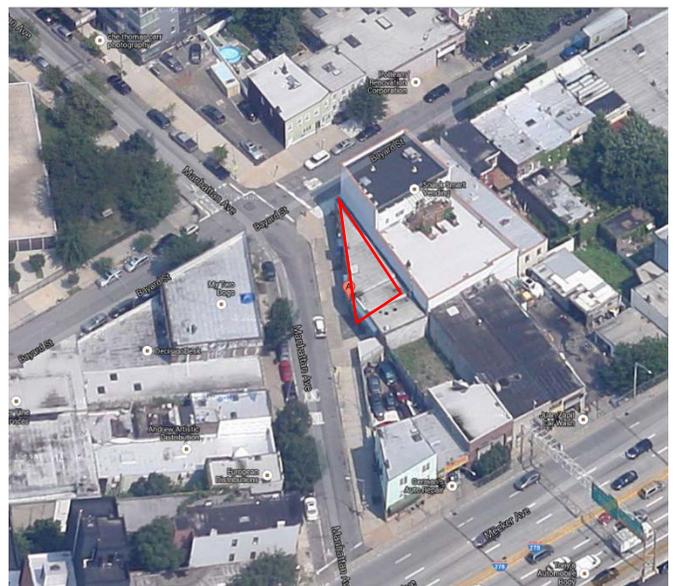


Figure 2: Pre-Development Site Map



Figure 3: New Building