

**NYC VCP Cleanup Plan
Available for Review and Comment****Public Comment Period**February 12, 2014
to
March 14, 2014**Where can I view project
documents?****Online at:**[http://www.nyc.gov/html/oer/html/
/repository/RBrooklyn.shtml#235-
237_Kent_Avenue-14CVCP231K](http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml#235-237_Kent_Avenue-14CVCP231K)Internet access to view documents
is available at the public library.
The closest location is:Brooklyn Public Library
Leonard Branch
81 Devoe Street
Brooklyn, NY 11215Please call (718) 486-3365 for hours
of operation**Whom can I contact for
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www.nyc.gov/oer

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). 112 Manhattan LLC plans to enroll the property located at 235-237 Kent Avenue in the Williamsburg section of Brooklyn, New York and identified as Block 2378, Lots 1 and 2 into the VCP. 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 RAWP

OER is accepting public comments on the draft RAWP for 30 days until March 14, 2014. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 4,850 square feet and is currently developed with two one-story manufacturing buildings that were recently converted to and utilized as residential space. The proposed future use of the Site will consist of redeveloping the lots with a 4-story mixed use building (Lot 1) and a 4-story with penthouse mixed use building (Lot 2), each with a full cellar and rear capped yard.

Summary of RIR

The environmental investigation identified approximately 10 feet of historic fill. Several Volatile Organic Compound (VOCs), Semi-Volatile Organic Compounds (SVOCs), and metals were detected above cleanup guidelines and standards in soil and groundwater. Soil vapor samples showed petroleum-related VOCs and chlorinated VOCs above the DOH soil vapor guidance matrix at which mitigation is recommended.

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 VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 SCOs;
- Transportation and off-site disposal of historic fill and SVOC and lead-impacted soils at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover consisting of each building's 4-inch thick concrete slab and a 4-inch thick concrete-capped rear yard;
- Installation of a vapor barrier below the concrete slab and behind the foundation walls of the proposed building;
- Installation and operation of an active Sub-Slab Depressurization System (SSDS) under the vapor barrier system of occupied building areas;
- 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 lists any changes from the RAWP;
- Submission of a Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with "E" designation of the property at NYC Department of Buildings.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed 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 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 to access document repository:



Figure 1 – Site Location Map

Figure 2 – Site Map

