

## Public Comment Period

June 2, 2014  
to  
July 2, 2014

## Where can I view project documents?

### Online at:

[http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml#275\\_4th\\_Avenue-14CVCP240K](http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml#275_4th_Avenue-14CVCP240K)

Internet access to view documents is available at the public library. The closest location is:

Brooklyn Public Library  
Park Slope Branch  
431 6<sup>th</sup> Avenue  
Brooklyn, NY 11215

Please call (718) 832-1853 for hours of operation

## Whom can I contact for project information?

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

## NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). 275 4th Avenue Investors, LLC plans to enroll the property located at 275 4th Avenue in the Park Slope section of Brooklyn, New York and identified as Block 964, Lot 1 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 July 2, 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 10,000 square feet and is currently developed with an approximately 1,850 square foot vacant commercial building. The proposed future use of the Site will consist of an 11-story building with a basement. The basement will consist of mechanical rooms and storage and tenant amenity space. The first floor will consist of tenant amenity and commercial space and one residential apartment unit. The remaining floors will consist of residential apartments.

### Summary of RIR

The environmental investigation identified at least 8 feet of historic fill. Several Semi-Volatile Organic Compound (SVOCs) and metals were detected above cleanup guidelines in soil and VOCs and SVOCs were detected above groundwater standards. Soil vapor samples showed elevated levels of VOCs; however no chlorinated VOCs were detected above the DOH soil vapor guidance matrix at which monitoring 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 VOCs;
- Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 SCOs (to include two hotspot areas). The entire footprint of property will be excavated to a depth of 14 feet below grade;
- Transportation and off-site disposal of soil/fill exceeding Track 4 SCOs 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 a 30-inch thick concrete mat slab foundation, 12-inch thick concrete foundation walls and 4-inch thick concrete sidewalks to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier beneath the building concrete slab and behind foundation sidewalls below grade;
- 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](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 to access document repository:



Figure 1 – Site Location Map

Figure 2 – Site Map

