

Public Comment Period

May 22, 2014
to
June 22, 2014

Where can I view project documents?

Online at:

http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml#505_Union_Avenue-14CVCP246K

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 11215

Please call (718) 486-3365 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 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). Express Builders plans to enroll the property located at 505 Union Avenue in the Williamsburg section of Brooklyn, New York and identified as Block 2315, Lot 21 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 June 22, 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 9,375 square feet and is currently developed with a two-story vacant commercial building. The proposed future use of the Site will consist of renovation of the existing structure to include three additional floors. The first floor will consist of commercial space and parking, with the remaining floors consisting of residential apartments.

Summary of RIR

The environmental investigation identified at least 8 feet of historic fill. Several Volatile Organic Compound (VOCs), Semi-Volatile Organic Compounds (SVOCs), pesticides, and metals were detected above cleanup guidelines in soil and SVOCs and metals were detected above cleanup standards in groundwater. Soil vapor samples showed petroleum-related VOCs and chlorinated VOCs 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 volatile organic carbon (VOCs) compounds;
- Establishment of a vapor barrier (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 SCOs;
- 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 the building's 4-inch thick concrete slab;
- Installation of a vapor barrier beneath the concrete slab within the residential lobby and elevator area of the first floor of the new building;
- 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

