

Public Comment Period

June 24, 2014
to
July 24, 2014

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

Brooklyn Public Library
Bushwick Branch
340 Bushwick Ave,
Brooklyn, New York 11206

Please call (718) 602-1348 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). An application has been submitted by Nikki Suites, LLC for enrollment of the property located at 872-874 Willoughby Avenue in the Bedford-Stuyvesant section of Brooklyn, New York and identified as Block 1593 and Lot 23 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 24, 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 Ms. Hannah Moore via mail or e-mail (see contact information at left).

Site Description

The Site is 14,868 square feet and is currently vacant and vegetated with no on-site structures or operations. The proposed future use of the Site is a 9-story residential and commercial use building with a full cellar. The cellar will contain parking. The first floor will contain the residential lobby and amenities, open-air parking, and commercial retail spaces.

Summary of RIR

The environmental investigation identified up to 2-7 feet of historic fill. One Volatile Organic Compound (VOC), several Semi-Volatile Organic Compounds (SVOCs), several pesticides and metals were detected above cleanup guidelines. Groundwater samples identified one Volatile Organic Compound (VOC) and one SVOC above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related and chlorinated VOCs below the monitoring level ranges established by NYS Dept. of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of Community Protection Statement and performance of all required NYC VCP citizen participation activities according to approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and VOCs;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill in excess of Track 4 SCOs. Most of the property will be excavated to depths of 10 feet for the new building's cellar-level parking.
- Collection and analysis of endpoint samples to determine if the remedy meets 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;
- Construction and maintenance of an engineered composite cover;
- Installation of sub-grade air ventilated parking system and installation of a vapor barrier system beneath the building slab and behind foundation sidewalls to grade;
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
- Submission of an approved Site Management Plan in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from RAWP; and
- Continued registration with E designation for the property.

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 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 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/hml/oer/html/repository/RBrooklyn.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

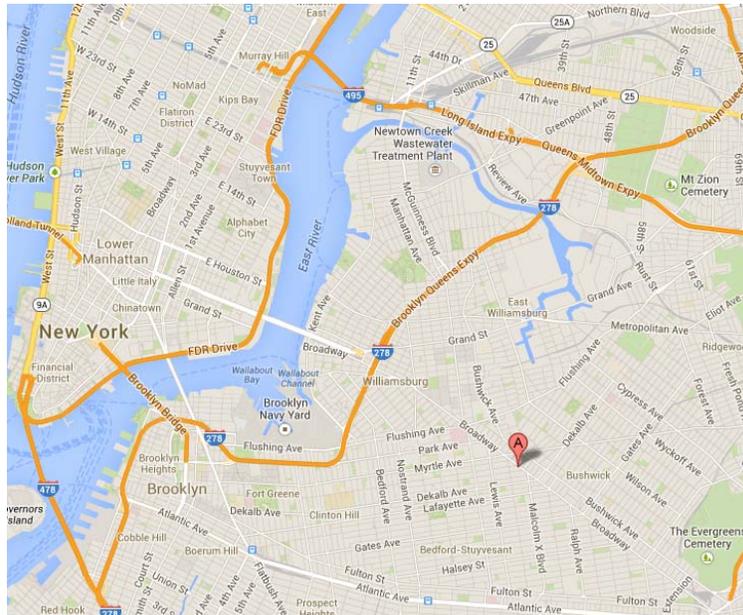


Figure 2 – Site Map

