

**NYC VCP Cleanup Plan
Available for Review and Comment****Public Comment Period**February 27, 2015
to
March 27, 2015**Where can I view project documents?****Online at:**[http://www.nyc.gov/hml/oer/html/
repository/RBrooklyn.shtml](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 11206Please call 718-602-1348 for hours
of operation**Whom can I contact for project information?**Katherine Glass
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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). An application has been submitted by Waterfront Management for enrollment of the property located at 74 Vernon Avenue in the Bedford Stuyvesant section of Brooklyn, New York and identified as Block 1759, Lot 7 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 27, 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. Katherine Glass via mail or e-mail (see contact information at left).

Site Description

The Site is 5,000 square feet and is currently developed with a single story commercial building. The proposed future use of the Site will consist of redeveloping the lot with a four-story residential building with a full cellar.

Summary of RIR

The environmental investigation identified 5 feet of historic fill underlain by brown sand with rocks. Several Semi Volatile Organic Compounds (SVOCs), pesticides and one metal was detected above cleanup standards. Groundwater samples indicated one Volatile Organic Compound (VOC) above Groundwater Quality Standards.

Soil vapor samples showed the chlorinated VOCs TCE and PCE as well as petroleum related VOCs above the standards established by New York State Department of Health.

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 approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Restricted Residential Use Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill in excess of SCOs. Approximately 1,389 tons of soil will be excavated and removed for construction;
- Collection and analysis of endpoint samples to determine if the remedy meets SCOs;
- Transportation and off-site disposal of 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 to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system below the cellar slab and slab on grade portion of the building, as well as below subgrade portions of foundation walls;
- Installation of a passive sub-slab depressurization system
- Submission of an approved Site Management Plan (SMP) 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 this 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

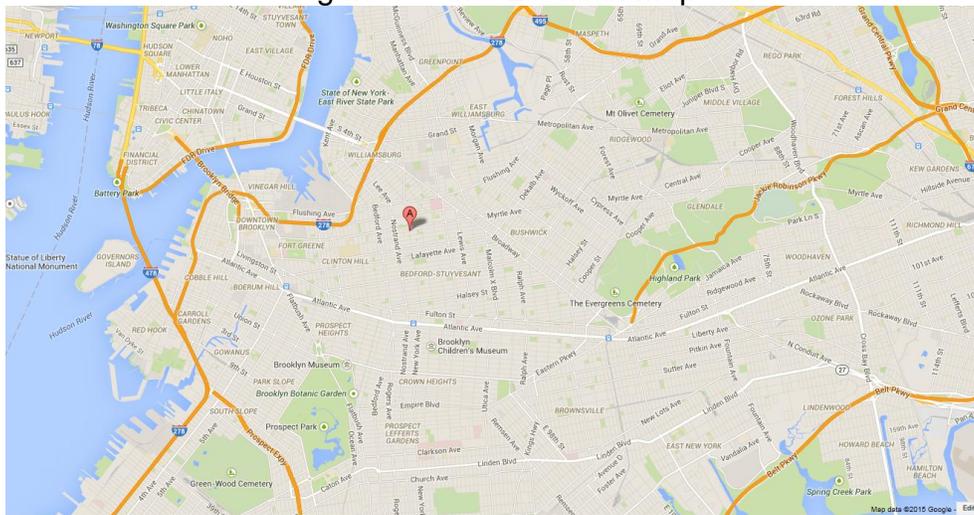


Figure 2 – Site Map

