

## Public Comment Period

April 24, 2015  
to  
May 24, 2015

## Where can I view project documents?

### Online at:

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

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

The closest location is:

Brooklyn Public Library  
Greenpoint Branch  
107 Norman Avenue  
Brooklyn, NY 11222

Please call (718) 349-8504 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). An application has been submitted by Waterview at Greenpoint, LLC for enrollment of the property located at 77 Commercial Street in the Greenpoint section of Brooklyn, New York and identified as Block 2472, Lot 410 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 May 24, 2015. 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 110,519 square feet and currently contains an approximately 84,200-sq ft vacant warehouse that is being prepared for demolition. The proposed future use of the Site will be a mixed-use commercial/residential development with a 76,762 sqft footprint containing three connecting mixed use buildings (a two- to seven-story base building, a 30-story residential tower, and a 40-story residential tower) with a sub-cellar and two parking areas. 23,757 square feet of the site will be dedicated to outdoor waterfront access along Newtown Creek and will link to the Shore Public Walkway along the Brooklyn waterfront.

### Summary of RIR

The environmental investigation identified historical fill material up to depths of 7 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, one VOC and one Polychlorinated-Biphenyl(PCB) are above cleanup guidelines in soil. Several SVOCs and metals are above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related- and elevated levels of chlorinated-VOCs.

### 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;
- Implementation of 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 2 Site Specific SCOs except where site-specific Track 4 SCOs have been established. Approximately 50 percent of the site would be excavated to 29.5 feet for a sub-cellar, 30 percent of the site to 15 feet and 10 percent of the site to 10 feet below grade for sub-grade parking and the remainder of the Site will be excavated sufficiently for on-grade building areas, engineered composite cover systems and landscaped areas;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-site;
- Removal of one 15,000-gallon fuel oil UST and one 550-gallon UST and any additional USTs (if encountered) and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations;
- Transportation and off-Site disposal of approximately 90,000 tons of soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of six end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Demarcation of residual soil/fill in landscaped areas;
- Installation and operation of a passive Sub-Slab Depressurization System (SSDS);
- Installation of a vapor barrier system beneath the building slab as well as behind foundation sidewalls up to grade level of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of a 3-foot thick concrete slab for the sub-cellar, a 12-inch concrete slab for the parking garage, landscaped areas with 2 feet of clean soil and asphalt or concrete-paved walkways to prevent human exposure to residual soil/fill remaining under the site;
- Construction and operation of a ventilated parking garage as per NYC Building Department's codes and requirements.
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; 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 on OER's website and a second fact sheet will be issued before remedial work begins.

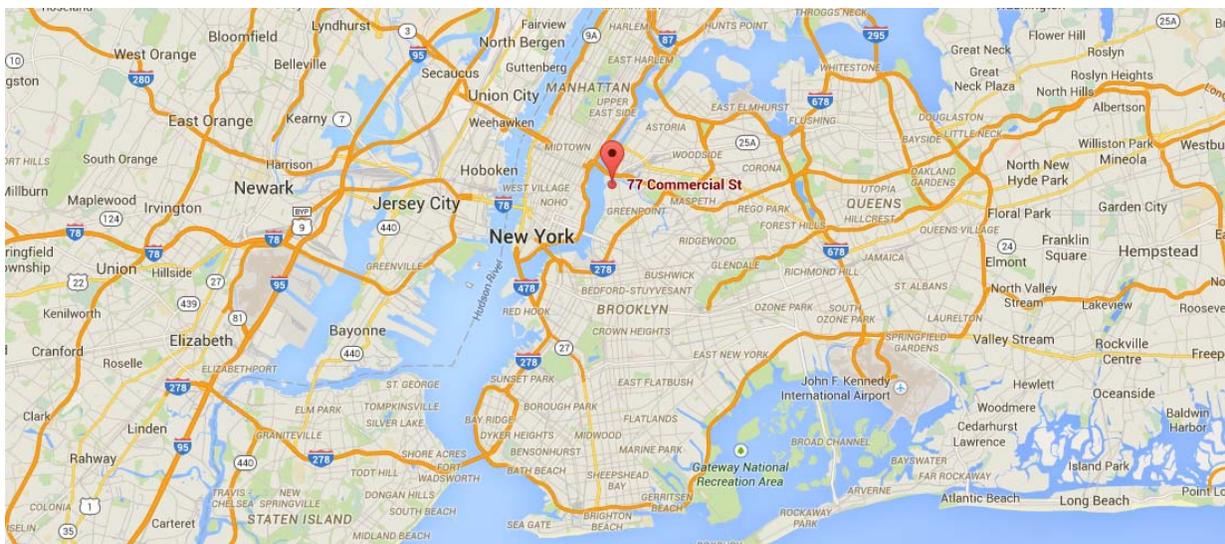
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. 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/Brooklyn.shtml>

or scan with your smart phone to access document repository:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

