

Public Comment Period

April 8, 2015
to
May 8, 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
Bushwick Branch
340 Bushwick Avenue,
Brooklyn, NY 11206

Please call (718) 602-1348 for hours of operation

Whom can I contact for project information?

Amanda Duchesne
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 341-2077
aduchesne@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

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 Shamayim LLC for enrollment of the property located at 400 Union Avenue in the East-Williamsburg section of Brooklyn, New York and identified as Block 2773, Lot 8 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 8, 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 5,200 square feet and currently consists of a 1-story commercial building recently occupied by a motorcycle retail shop containing a small motorcycle repair shop. The proposed future use of the Site will be a new 7-story apartment building with a full cellar level.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 5 feet. Several Semi-Volatile Organic Compounds (SVOCs) and metals are above cleanup guidelines in soil. Pesticides and metals are above Groundwater Quality Standards. Soil vapor samples showed petroleum-related VOCs (Volatile Organic Compounds). Low levels of chlorinated VOCs were detected and were all below the monitoring/mitigation level ranges established by the 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 an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Unrestricted Use SCOs. The entire Site will require excavation to a depth of approximately 10 feet below grade;
- 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 underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations;
- 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, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs; and
- Submission of a Remedial Action Report (RAR) that describes the remedial activities.

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements implemented as part of new construction constitute Engineering and Institutional Controls:

- As part of new development, installation of a passive Sub-Slab Depressurization System (SSDS) in the gravel layer beneath the new building slab;
- As part of new development, installation of a vapor barrier system below the concrete slab of the building as well as behind foundation walls of the proposed building;
- As part of new development, construction of an engineered composite cover consisting of the 4 inch thick concrete cellar slab to prevent human exposure to residual soil/fill remaining under the Site;
- 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 if Track 1 cleanup is not achieved.

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

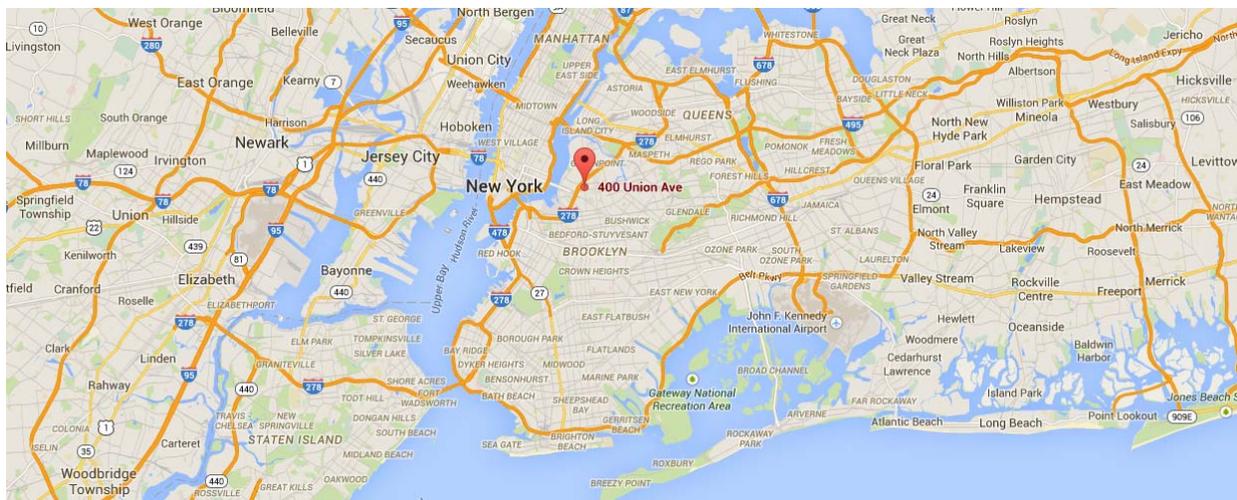


Figure 2 – Site Map

