

Public Comment Period

July 21, 2015
to
August 21, 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
Bedford Branch Library
396 Franklin Ave
Brooklyn, NY 11238

Please call (718) 302-3485 for hours of operation

Whom can I contact for project information?

Horace Zhang
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-788-8484
hzhang@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). 1068 Fulton USA, LLC plans to enroll the property located at 1068 Fulton Street in the Bedford section of Brooklyn, New York and identified as Block 2016, Lots 12 & 14 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 August 21, 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 8,804 square feet and is a 6-story building (with basement) identified as a public facility occupying both lots; and a separate, 1-story commercial slab-on-grade building in the front of Lot 12. The development project consists of redeveloping the lot with a new 8-story mixed use building with commercial (retail) space on the first floor and a full cellar. The building and cellar will cover the majority of the lot, leaving an approximate 2,047 sf rear courtyard.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 3 feet. Several Semi-Volatile Organic Compounds (SVOCs), pesticides and metals are above cleanup guidelines in soil. Groundwater was not encountered during the investigation. Soil vapor samples showed low levels of petroleum related and 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.
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Excavation and removal of one 3,000-gallon buried tank and all soil/fill exceeding Unrestricted Use (Track 1) SCOs. Excavation to a depth of approximately 10 feet below grade under the building footprint, and 2ft for the rear courtyard. Shallow hotspot at SB-2 in rear yard area will be delineated and excavated. Approximately 3,982 tons of soil/fill will be removed from the Site.
- Transportation and off-Site disposal of all soil/fill material at licensed or permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities.
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of Track 1 SCOs.
- 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 this RAWP.

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:

- As part of development, construction of an engineered composite cover consisting of five-inch thick concrete.
- As part of development, installation of a vapor barrier system below the concrete slab underneath the building as well as behind foundation walls of the proposed building.
- If Unrestricted Use SCOs are not achieved, submission of an approved 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
- If Unrestricted Use SCOs are not achieved, the property will continue to be registered with an E-Designation by the NYC Buildings Department.

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

