

**NYC VCP Cleanup Plan  
Available for Review and Comment****Public Comment Period**

October 9, 2015  
to  
November 8, 2015

**Where can I view project  
documents?****Online at:**

[http://www.nyc.gov/html/oer/html/  
repository/RBrooklyn.shtml](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  
Pacific Branch  
25 4<sup>th</sup> Avenue  
Brooklyn, NY 11217

Please call (718) 638-1531 for hours  
of operation

**Whom can I contact for  
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For more information visit:  
[www.nyc.gov/oer](http://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 8 Saint Marks, LLC for enrollment of the property located at 125 3<sup>rd</sup> Avenue in the Boerum Hill section of Brooklyn, New York and identified as Block 395, Lot 3 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 November 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 3,943 square feet and is currently occupied by a vacant 1-story commercial building with two existing basements. The proposed future use of the Site will be an 8-story residential building with a full basement, retail on the first floor, and a paved/landscaped rear area.

**Summary of RIR**

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides above soil cleanup guidelines. Two metals were detected above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related VOCs and one chlorinated VOC 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;
- 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 4 Site-Specific SCOs. The entire footprint of the Site will be excavated to a depth of 13.5 feet below grade for the basement level and 19 feet in the area of the elevator pit. Approximately 2,973 tons of soil will be excavated and removed from Site;
- 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. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Dewatering in compliance with city, state, and federal laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation sidewalls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of the 6-inch thick concrete slab of the new building;
- 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 an 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/RBrooklyn.shtml>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

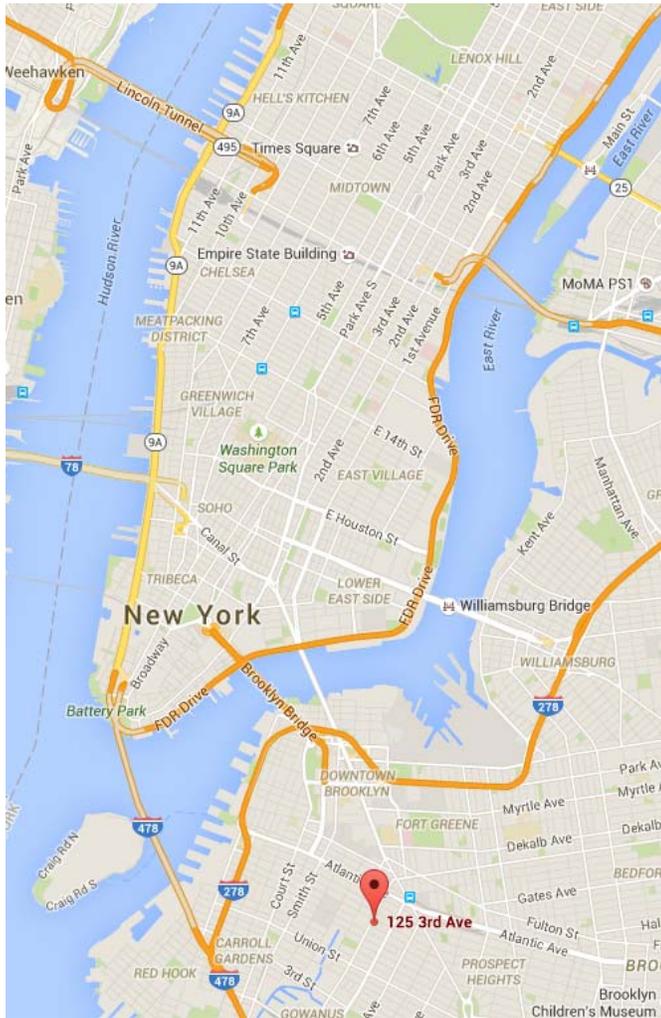


Figure 2 – Site Map

