

Public Comment Period

March 11, 2016
to
April 11, 2016

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
Leonard Branch
81 Devoe Street
Brooklyn, NY 11211

Please call (718) 486-3365 for hours of operation

Whom can I contact for project information?

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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 Superior Homes for enrollment of the property located at 383 Manhattan Avenue in the Williamsburg section of Brooklyn, New York and identified as Block 2738, Lot 24 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 April 11, 2016. 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 2,500 square feet and currently consists of a vacant lot. The proposed future use of the Site will be a 4-story residential building with a full cellar and a landscaped rear yard to the west of the building.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 6 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, VOCs and one pesticide are above cleanup guidelines in soil and are above Groundwater Quality Standards. Soil vapor samples showed low to non-detectable levels of petroleum related and chlorinated VOCs below the mitigation level 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);
- Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas;
- Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new building will be excavated to a depth of approximately 11 feet below grade for foundation elements and the proposed landscaped area will be excavated to a depth of 2 feet. Approximately 1,000 tons of soil will be excavated and removed from Site;
- 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;
- Installation of a waterproofing/vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls;
- Construction and maintenance of an engineered composite cover consisting of a six-inch thick concrete building slab with an 4-inch clean granular sub-base beneath all building areas, 6-inch poured concrete on a 4-inch sub-base in sidewalk areas, and two feet of clean soil in all open space and landscaped areas to prevent human exposure to residual soil/fill remaining on the site;
- 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

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

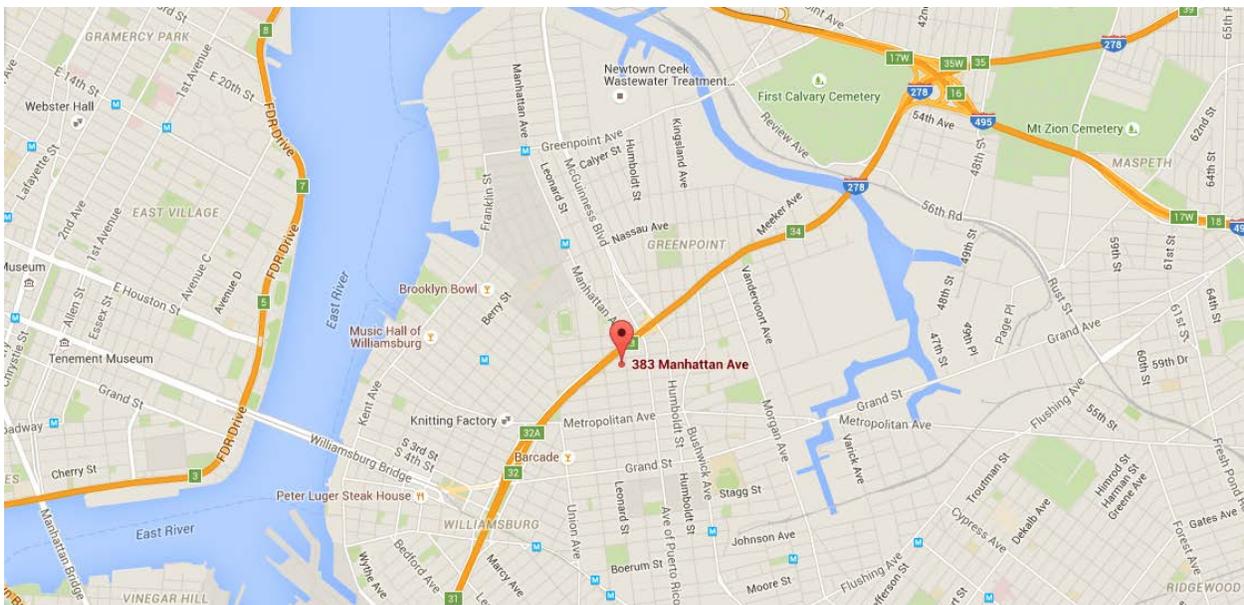


Figure 2 – Site Map

