

**Public Comment Period**June 10, 2016  
to  
July 10, 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  
Bushwick Branch  
340 Bushwick Ave  
Brooklyn, NY 11206

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

**Whom can I contact for project information?**Colin Sullivan  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-341-2082  
[csullivan@dep.nyc.gov](mailto:csullivan@dep.nyc.gov)

and

Shaminder Chawla  
Deputy Director  
NYCOER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)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 Comunilife, Inc. for enrollment of the property located at 179 Throop Avenue in the Bedford-Stuyvesant section of Brooklyn, New York and identified as Block 1723, Lot 1 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 July 10, 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 13,225 square feet and currently occupied by two temporary trailer offices and is utilized as a parking lot for the Woodhull Medical Center. The proposed future use of the Site will be a 6-story community residence with a partial basement containing offices, storage rooms, utilities, and laundry.

**Summary of RIR**

The environmental investigation identified historical fill material up to depths of 10 feet. Several Semi-Volatile Organic Compounds (SVOCs) and metals and two pesticides are above cleanup guidelines in soil. One VOC and one SVOC and several metals are above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum related and chlorinated VOCs that were above the Air Guideline Values 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);
- Perform additional site characterization sampling of soil and soil vapor. As per the OER's request, 4 additional soil samples and 2 additional soil vapor samples will be collected at the Site in the vicinity of the former dry cleaners.
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The basement footprint will be excavated to approximately 14 feet below grade (with localized deeper excavations to a maximum of 19 feet for the elevator pit and footings), excavating the slab-on-grade footprint to approximately 4 feet below grade, and excavating the landscaped areas to a minimum of 2 feet below grade. Approximately 2,984 cubic yards of soil will be excavated and removed during the redevelopment of the Site.
- Removal of one 1,000-gallon UST from the southeastern portion of the Site. Registration of tanks and reporting of any petroleum spills associated with USTs and appropriate closure of these petroleum spills 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. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation and operation of an active Sub-Slab Depressurization System (SSDS);
- Installation of a vapor barrier system beneath the building slabs and behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 6" concrete slab over a 6" granular sub-base beneath all building areas and 2 feet of certified topsoil in the landscape area to prevent human exposure to residual soil/fill remaining under 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.

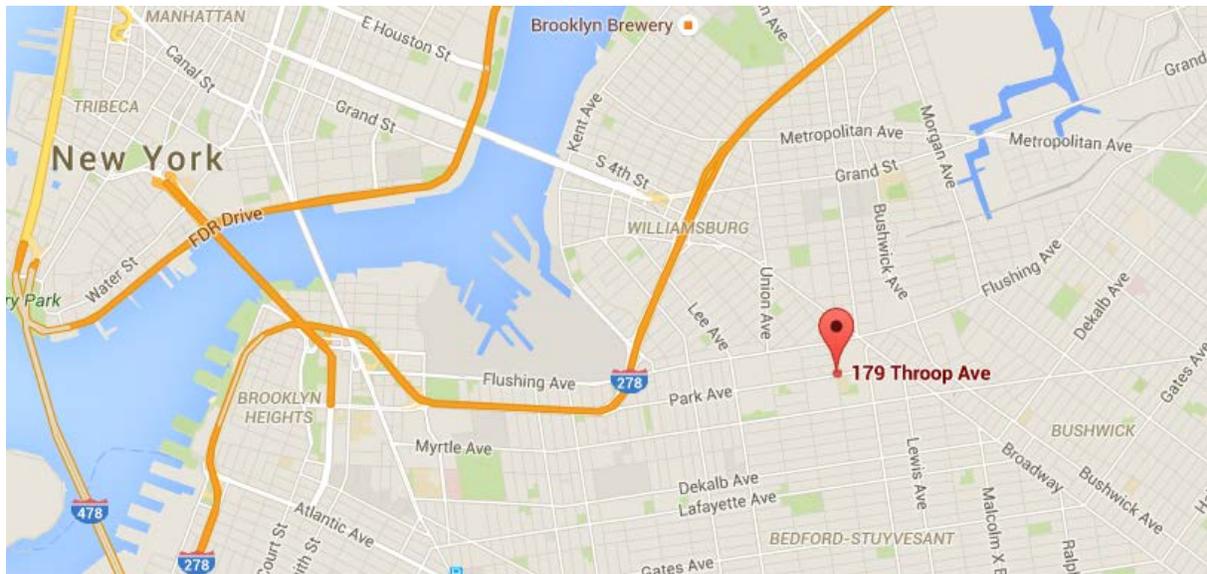
**Next Steps**

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](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 2 – Site Map**

