

Where can I view project documents?

In person at:

Brooklyn Public Library
Greenpoint Library Branch
107 Norman Avenue
Brooklyn, NY 11222
Please call (718) 349-8504 for
hours of operation.

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

Public Comment Period

April 2, 2012
to
May 2, 2012

Whom can I contact for project information?

Michael Mandac
Project Manager
NYC OER
253 Broadway, 14th Floor
New York, NY 10007
(212) 676-0754
MMandac@dep.nyc.gov

Shaminder Chawla
Assistant Director
NYC OER
(212) 442-3007
SChawla@dep.nyc.gov

For more information visit:
www.nyc.gov/oer

NYC BCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Brownfield Cleanup Program (BCP). An application has been submitted by 544 Unioncon, LLC for enrollment of the property located on Block 2736, Lots 1, 9, and 48 in Kings County into the BCP (see figure on next page). 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 Remedial Action Work Plan

OER is accepting public comments on the draft RAWP for 30 days through April 19, 2012. The RIR and draft RAWP are available for review at the Brooklyn Public Library and on OER's website: www.nyc.gov/oer listed at left. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description and Development

The Site is approximately 36,000 square feet and is located at 544 Union Avenue in the Williamsburg section in Brooklyn, New York. Figure 1 shows the Site Location. Currently, the Site is vacant and contains foundation elements associated with the early stages of site redevelopment by a previous developer.

The proposed future use of the Site will consist of a six-story mixed use commercial/residential building and grade level parking garage. The proposed redevelopment plan includes the construction of one 36,000 square foot, six-floor mixed use commercial/residential building that will occupy 98% of the entire site, with remaining 2% of the long fronting Union Avenue covered with a combination of concrete sidewalks and panted landscaped bed. The building will include commercial, parking, recreational and mechanical space, and a lobby on the first floor. Floors 2-6 will contain 92 residential units.

Summary of Remedial Investigation Report

The results of the RI included the following:

Soil included urban fill materials consisting of sand, silt, and gravel with ash, brick, coal, wood, and glass to approximately 15 feet below grade, underlain with 2 to 15 feet of peat. Numerous SVOC compounds were detected in the shallow and deep soil samples at concentrations that exceeded the NYSDEC Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs). Metals including arsenic, barium, copper, lead, mercury, and zinc were detected in all samples above SCOs. VOCs were detected in the samples collected at the site but were below the SCOs. Pesticides were detected in the some of the soil samples but were below the SCOs, with the exception of one sample where Lindane (gamma-BHC) slightly exceeded the SCO. PCBs were not detected in any of the soil samples.

Groundwater was encountered at a depth of approximately 4.5 to 10 feet below grade. Groundwater analytical results indicated low-level exceedances of VOCs, exceeding the NYSDEC TOGS 1.1.1 Groundwater Quality Standards (GQS). Some SVOCs and dissolved metals were detected in groundwater samples but were below the GQS. Pesticides and PCBs were not detected in the groundwater.

The soil gas and ambient air sampling results indicated the low levels of VOCs including BTEX compounds, 1,1,1-trichloroethane (TCA), tetrachloroethene (PCE), and trichloroethene (TCE) were detected. PCE, TCA and TCE were not detected in onsite soils

Summary of Proposed Remedial Action Work Plan

The specific elements of the remedial action will include:

- Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill material to a depth of one to eight feet below grade and additional excavation in hot spot areas;
- Removal of underground storage tanks (if any) in compliance with applicable Federal, State, and City 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 of contaminated soil;
- Collection and analysis of end-point samples if required, to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier system beneath the building slab;
- Submission of a Remedial Action Report (RAR) certifying that the remedial requirements have been achieved;
- Submission of an approved Site Management Plan (SMP) in the RAR; and
- Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls, Institutional Controls, and a requirement that management of these controls must be in compliance with an approved SMP.

Next Steps

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RWA. The approved documents will be placed in the public library branch and 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 in 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 more information regarding the New York City's Brownfield 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>

Figure 1: Site Location

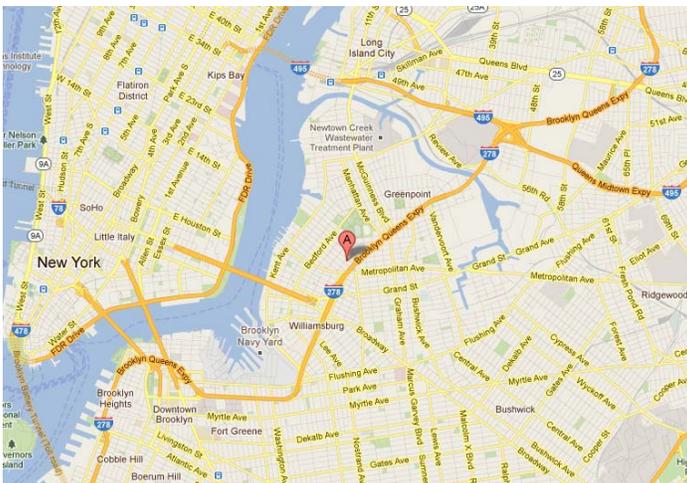


Figure 2: Site Map

