

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Brooklyn Public Library
Leonard Branch
81 Devoe Street
Brooklyn, NY 11215

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

and electronically at:

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

Public Comment Period

August 16, 2012
to
September 17, 2012

Whom can I contact for project information?

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

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Patoma Partners, LLC for enrollment of the property located at 243 Meeker Avenue, Brooklyn, New York (Block 2741, Lot 19) 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 September 17, 2012. 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 6,050 square-foot site is currently a vacant former gas station. The proposed development is to construct three new 4-story residential buildings, one with commercial space on the first floor.

Summary of RIR

Soil/ fill samples showed petroleum-contaminated soil with elevated concentrations of volatile organic compounds (VOCs) limited to the water table interface in the area near the service station building. The soil/fill samples did not show any elevated levels of PCBs or pesticides. Historic fill was also identified to a depth of 2-5 feet below the ground surface on the Western half of the Site, and elevated levels of polycyclic aromatic hydrocarbons (PAHs) and metals were found in this area. Overall, soil results show (1) that the area near the service station building is impacted with gasoline-related compounds, and (2) that the western portion of the property contains historic fill that is impacted with SVOCs and metals.

Groundwater samples showed no elevated levels of PCBs or pesticides. Gasoline-related VOCs were identified above groundwater quality standards (GQSS). SVOCs and metals were also identified in groundwater above GQSS. Overall, the remedial investigation indicated that the groundwater is impacted by the historic use of the Site as a gas station.

Soil vapor samples identified petroleum-related and chlorinated VOCs at generally low concentrations. The chlorinated VOCs tetrachloroethene and trichloroethene were detected below the monitoring level ranges established by state Department of Health.

Summary of the Remedy

The proposed remedial action is a Track 4 cleanup. 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;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs;
- 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 to determine if the remedy attains Track 4 SCOs;
- Construction and maintenance of an engineered composite cover, installation of a vapor barrier system beneath the building foundation slab;
- Recording of a deed restriction to prevent future exposure to any residual contamination at the site, and to inform future owners of residual historic fill at the site;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual historic fill; and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site.

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 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 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

