

Where can I view project documents?

Document Repositories

Brooklyn Public Library
Clinton Hill Library
380 Washington Avenue
Brooklyn, NY 11238

Please call (718) 398-8713 for
hours of operation

and electronically at:

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

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For more information visit:

www.nyc.gov/oer

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Hydro Tech Environmental, Corp. for 504 Myrtle Reside Avenue, Brooklyn, NY. The remedial work will begin in March 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Site or 504 Myrtle Avenue is a rectangular shaped parcel approximately 24,500 square feet in size that is currently developed with a 1-story commercial building with localized partial cellars. Six commercial units are located at the Site, five of which are currently vacant and the remaining unit is occupied by a United States Post Office ("USPO"). The USPO, which is located in the eastern portion of the Site, will be vacated prior to Site demolition activities. The proposed future use of the Site will consist of a new mixed commercial residential use building with full cellars. The entity 504 Myrtle Residential Owner, LLC, the owner of the Site, is developing this property into an 8-story mixed-use commercial/residential building consisting for 139 residential apartments, ground floor commercial space and a full cellar for parking.

Summary of the Remedy

The proposed remedial action is a Track 4 Site Specific SCOs. The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Program for particulates and volatile organic compounds;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs) for the entire property;
- Excavation and removal of soil/fill exceeding Track 4 SCOs;
- 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 system beneath the building slabs and behind foundation walls at Site B;
- Installation and operation of an active sub-slab depressurization system (SSDS) beneath Site B of the building slab where ventilated sub-grade parking is not anticipated to be present;
- Construction and maintenance of an engineered composite cover consisting of 6-inch thick concrete slab beneath Site B to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of a Remedial Action Report (RAR) and Site Management Plan (if needed); and
- Continued registration as an e-designated property will ensure permanent documentation of remedial measures. Listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP will be maintained by OER.

Cleanup activities are scheduled to begin in March 2015 and will be developed over a period of 24 months. Construction of the building foundation and the installation of the sub-slab depressurization system and vapor barrier is expected to be completed in less than one year.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

OR scan with your smart phone:



Figure 1 – Site Map



Figure 2 – Site Map

