



Public Comment Period

October 15, 2013
to
November 15, 2013

Where can I view project documents?

Online at:

[http://www.nyc.gov/html/oer/html/
repository/RBrooklyn.shtml](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:

Park Slope Branch
Brooklyn Public Library
431 6th Ave. at 9th St.
Brooklyn, NY 11215

Please call 718-832-1853 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 New Empire Builder Corp. for enrollment of the property located at 573 4th Avenue in the Gowanus section of Brooklyn, New York and identified as Block 1052, Lot 6 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 November 15, 2013. 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 2,107-square feet and is currently unoccupied but the on-site two-story building was operated most recently as an auto repair shop with residential space on the second floor. The building was constructed in 1906 and was initially utilized as a blacksmith. The proposed future use of the Site will consist of a of a new multi-use ten-story building with partial cellar. The cellar will contain mechanical uses and an elevator vault. The first floor will be for commercial usage with residences on the upper 9 floors. The rear 30% of the lot will contain recreational space, which may either be paved or landscaped and covered with 2 feet of clean fill/topsoil.

Summary of RIR

A suspected UST is located toward the front of the site. The environmental investigation identified two feet of historic fill. Metals were detected above cleanup guidelines. Soil vapor samples showed petroleum-related and chlorinated VOCs predominantly at low concentrations and below the monitoring level ranges established by New York State DOH. However, tetrachloroethene was identified in site soil vapor above monitoring level. Groundwater has not been collected due to access problem, but after demolition of on-site buildings, groundwater monitoring wells will be installed at the site in an attempt to obtain groundwater samples.

Summary of the Remedy

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 CP 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);
- Groundwater investigation subsequent to building demolition;
- Excavation and removal of soil/fill exceeding SCOs. Excavation for development in the cellar area will be to approximately 8 feet, and 2 feet in the remainder of the building. Parking and landscaped areas will be excavated to a depth between 6" and 2 feet;
- 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 facilities;
- Removal of USTs and closure of petroleum spills (if encountered) in compliance with applicable local, State, and Federal laws and regulations;
- 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 below the basement slab and behind the foundation walls of the proposed building and an active sub-slab depressurization system;
- Construction and maintenance of an engineered composite cover consisting of 6" thick concrete slab beneath the new building and appropriate cap in rear landscaped area;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP; and
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination.

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

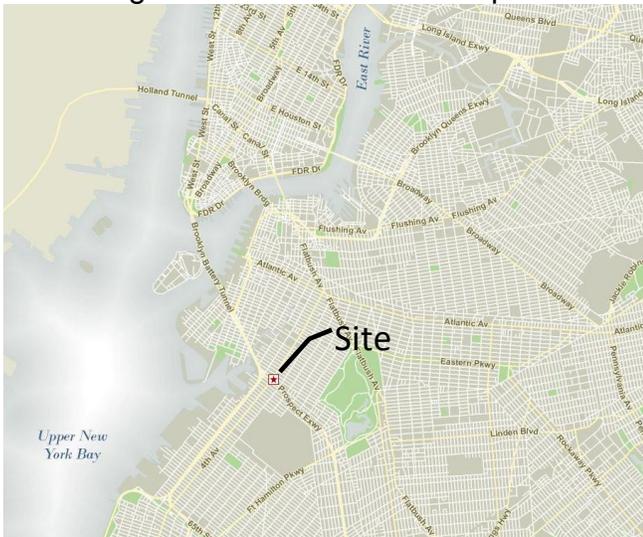


Figure 2 – Site Map

