

**Public Comment Period**

October 22, 2013  
to  
November 22, 2013

**Where can I view project  
documents?****Online at:**

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

Internet access to view documents  
is available at the public library.

The closest location is:

Brooklyn Library  
Greenpoint Branch  
107 Norman Avenue  
Brooklyn, New York 11222

Please call (718) 349-8504 for hours  
of operation

**Whom can I contact for  
project information?**

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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 AAA Group for enrollment of the property located at 56 Box Street in the Greenpoint section of Brooklyn, New York and identified as Block 2483, Lot 17 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 22, 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 4,933 square feet and is being used as a commercial metal sign shop. The proposed future use of the Site consists of a 7-story residential building with 60% of the ground floor containing one residential unit and the residential lobby. The balance of the lot on the ground floor will contain open-air parking.

**Summary of RIR**

The environmental investigation identified up to 2 feet of historic fill. Several Volatile Organic Compound (VOCs) and Semi-Volatile Organic Compounds (SVOCs) were detected above cleanup guidelines. Metals, pesticides and/or PCBs were not detected above cleanup guidelines.

Groundwater samples identified five VOCs and several metals above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs above the monitoring level ranges established by New York State DOH.

**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;
- 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 of test pits/ trenches to a minimum depths of 5 feet below grade to investigate for any buried tanks;
- Excavation and removal of soil/fill in excess of SCOs.;
- Collection and analysis of endpoint samples to determine if the remedy meets 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;
- Construction and maintenance of an engineered composite cover across the entire Site;
- Installation of a vapor barrier system below the building slab and behind the foundation walls of the new building;
- Installation and operation of a passive sub-slab depressurization system;
- Design and installation of an Soil Vapor Extraction System (SVE).
- Import of certified clean soils to raise 1st floor elevation by at least 3-4 feet due to flood zone restrictions;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; 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 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](http://www.nyc.gov/oer)

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

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

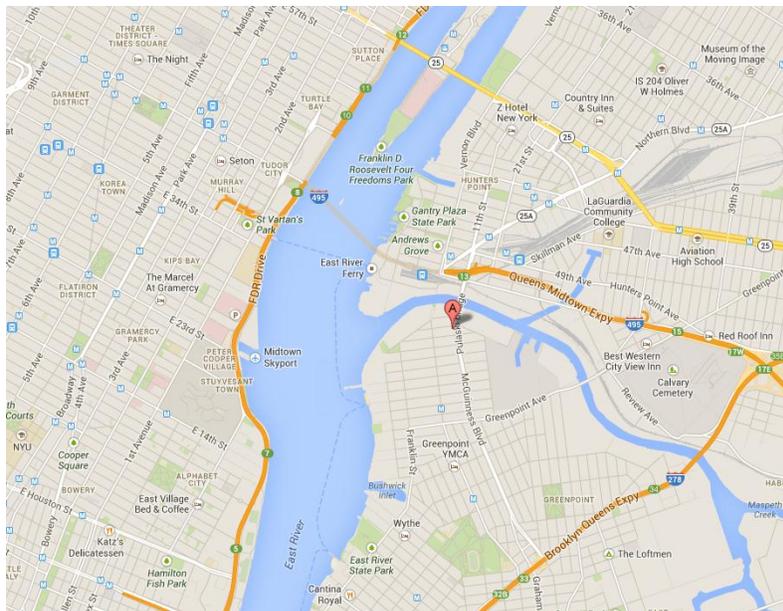


Figure 2 – Site Map

