



**NYC VCP Cleanup Plan
Available for Review and Comment**

Where can I view project documents?

In person at:

Brooklyn Library
Central Library
10 Grand Army Plaza
Brooklyn, NY 11238

Please call (718) 230-2100 for hours
of operation

and electronically at:

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

Public Comment Period

December 17, 2013
to
January 17, 2014

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) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Chess Builders LLC for enrollment of the property located at 738 Grand Street in the Clinton Hill section of Brooklyn, New York and identified as Block 2012, Lots 62 and 63 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 January 17, 2014. 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 3,386 square feet and is currently occupied by a flat tire repair operation. The proposed future use of the Site will consist of a seven-story residential and commercial building with a cellar. The building will have a total of 16 apartment units and commercial space on the 1st floor.

Summary of RIR

The environmental investigation identified approximately 6 feet of historic fill. Several Semi-Volatile Organic Compounds (SVOCs), and metals, and one pesticide, were detected above cleanup guidelines. Groundwater in the area is at 80 feet below grade and was not encountered during the remedial investigation. Soil vapor samples showed low to moderate levels of chlorinated and petroleum-related compounds.

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;
- Implementation of a Community Air Monitoring Plan for particulates and VOCs;
- Establishment of Unrestricted Use Track 1 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Unrestricted Use SCOs. Eighty percent of the footprint of the property will be excavated to depth of 11 and approximately 2,383 tons of soil will be removed;
- 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 disposal facilities;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and if Track 1 SCOs are not achieved, describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP;
- If Track 1 Unrestricted Use SCOs are not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
If Track 1 Unrestricted Use SCOs are not achieved; the property will continue to be registered with an E-Designation by the NYC Buildings Department.

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

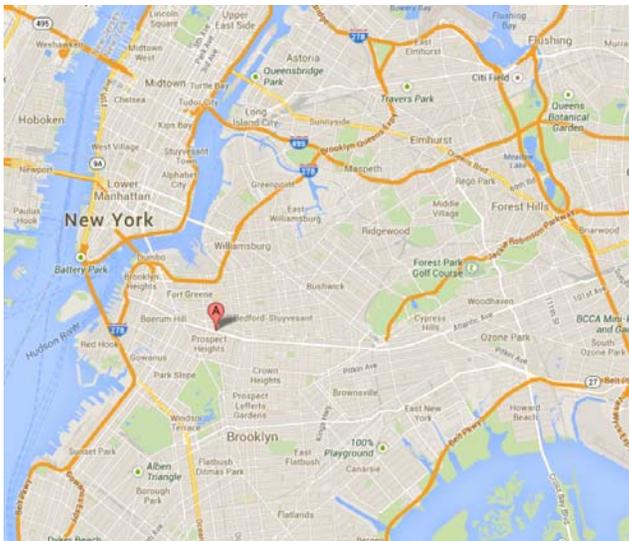


Figure 2 – Site Map

