



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

**Public Comment Period**

January 22, 2014  
to  
February 22, 2014

**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:

Brooklyn Public Library  
Bushwick Branch  
340 Bushwick Avenue  
Brooklyn, NY 11206

Please call (718) 602-1348 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)

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 DJS Real Estate Development for enrollment of the property located at 83 Bushwick Place (aka 225-227 Boerum Street) in the East Williamsburg section of Brooklyn, New York and identified as Block 3073, Lot 97 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 February 22, 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 5,559-square feet and is currently vacant and undeveloped. This project consists of redeveloping the entire Site with a 4-story residential building with 20 dwelling units. The building includes a full 12 foot cellar, spanning the entire Site, which will be utilized for parking and mechanical space.

**Summary of RIR:** The environmental investigation identified historic fill to depths ranging from 0 to 8 feet below grade surface. Soil samples detected Semi-Volatile Organic Compounds (SVOCs) and several metals above cleanup guidelines. Groundwater samples identified two VOCs, one SVOC and several metals above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related compounds and chlorinated VOCs, below the monitoring/mitigation level ranges established by the New York State Department of Health.

**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 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Entire property will be excavated to a depth of 12 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 of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains of SCOs;
- Submission of an RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements will be implemented as Engineering & Institutional controls:

- As a part of development, the installation of a vapor barrier below the concrete slab of the building, as well as behind foundation walls of the proposed building. The vapor barrier will consist of 46-mil Preprufe 300R waterproofing membrane by Grace under the foundation slab and 32-mil Preprufe 160R waterproofing membrane or 62.5 mil Grace Bituthene 4000 membrane along the foundation walls;
- As a part of development, installation of a sub-grade air exchange and ventilation system in the parking cellar in accordance with the NYC Department Of Building's Code;
- As a part of development, construction and maintenance of an engineered composite cover consisting of a concrete building slab;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
- Continued registration of property with E designation at the Department of Buildings.

**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.

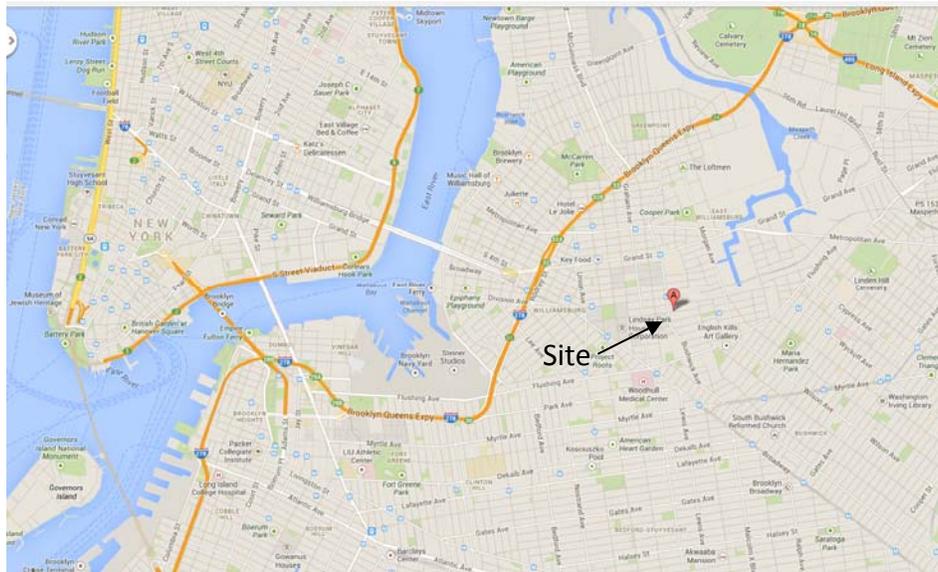
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. 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/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**

