

Public Comment PeriodMarch 30, 2015
to
April 30, 2015**Where can I view project documents?****Online at:**<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
Greenpoint Branch
107 Norman Avenue
Brooklyn, NY 11222Please call (718) 349-8504
for hours of operation**Whom can I contact for project information?**William Wong
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 341-0659
wiwong@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.govFor 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 Bedford Acquisitions LLC for enrollment of the property located at 138-142 North 10th Street in the Williamsburg section of Brooklyn, New York and identified as Block 2304, Lot 12, 13 and 15 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 April 30, 2015. 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 5,625 square feet and currently consists of an undeveloped lot, which is in use for storage of equipment and supplies associated with Apple Restoration and Waterproofing. The proposed future use of the Site will be a new 6-story residential apartment building with a full cellar level. The cellar level will cover the north 80.5 ft. of the lot, leaving a 19.5 ft of rear yard space. The cellar level will consist of a mechanical area, as well as tenant's storage, elevator, stairwells, two recreation rooms, and two bathrooms. The first floor will consist of the residential lobby, two tenant one-car ventilated parking garages, and two residential apartments. Floors 2 through 6 will consist of residential apartments.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 4 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, pesticides and one VOC are above cleanup guidelines in soil. Several SVOCs and metals are above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related and chlorinated VOCs, all below the monitoring 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. For development purposes, 4,480 sf of the Site will be excavated to depth of approximately 12 feet for the new building's cellar. The remaining portions will be excavated to a depth ranging from 6 to 12 ft. Approximately 3,547 tons of soil will be excavated and removed from Site;
- 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 and appropriate segregation of excavated media onsite;
- Collection and analysis of four (4) end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and Institutional Controls:

- As part of new development, installation of a vapor barrier system below the concrete slab of the building as well as behind foundation walls of the proposed building;
- As part of new development, construction and maintenance of an engineered composite cover consisting of the 6 inch thick concrete cellar slab to prevent contact to residual soil/fill remaining under the Site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property if Track 1 cleanup is not achieved.

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 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

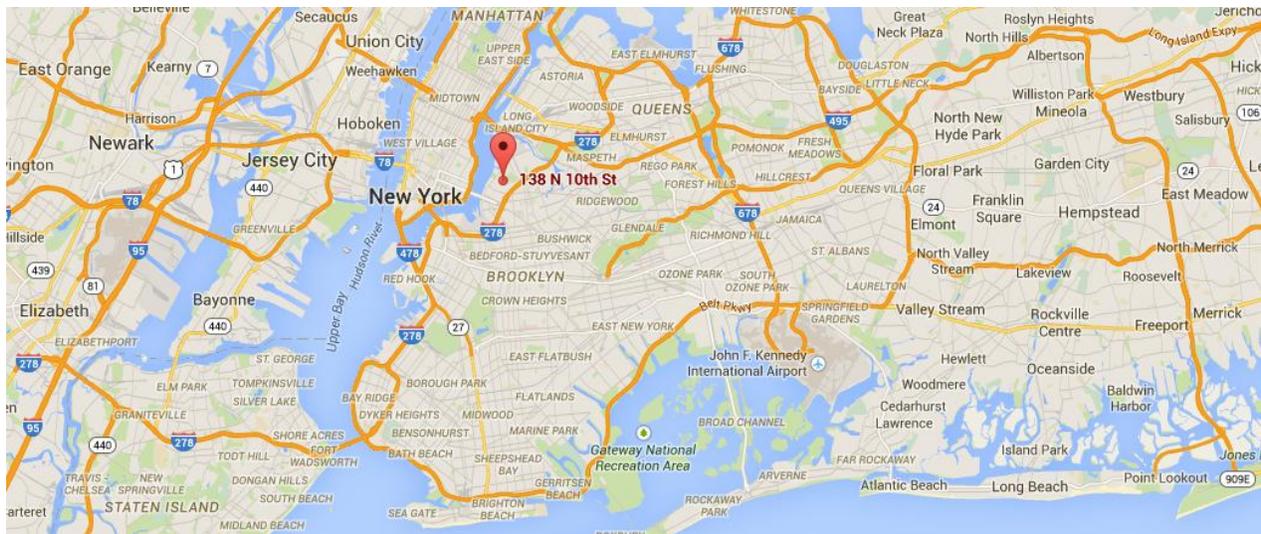


Figure 2 – Site Map

