

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
DeKalb Branch
790 Bushwick Avenue
Brooklyn, NY 11221

Please call 718-455-3898 for hours of operation

Whom can I contact for project information?

Project Contact

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For more information visit:
www.nyc.gov/oer

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by 843 Lexington Holdings LLC for the property located at 843-847 Lexington Avenue, Brooklyn, New York. The remedial work in accordance with the approved RAWP will start in September 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description and Development

The Site is approximately 10,000 square feet and is currently undergoing demolition. The proposed future use of the Site will consist of a seven-story residential building with a partial cellar and first-floor retail and a rear at-grade parking garage.

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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 SCOs;
- Transportation and off-site disposal of historic fill and impacted soils at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Removal of a 500-gallon gasoline UST and a 3,000-gallon fuel oil UST as well as any additional USTs encountered during site development;
- Construction and maintenance of an engineered composite cover consisting of the building's concrete slab and an asphalt-paved parking lot;
- Installation of a waterproofing/vapor barrier system beneath the cellar slab, the slab-on-grade below the residential portion of the Site, and along foundation side walls to prevent potential exposures from soil vapor;
- Installation of a sub-slab depressurization system beneath the building slab and vapor barrier system to prevent vapor migration into the building;
- Installation of a soil vapor extraction system to address the impacted soils which will remain following excavation;
- 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 lists any changes from the RAWP;
- Submission of a 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
- Continued registration with "E" designation of the property at NYC Department of Buildings.

Cleanup activities are scheduled to begin in September 2015 and are expected to take approximately 2 months to complete.

Next Steps

After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) to be used at the Site.

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:



Figure 1 – Site Location Map

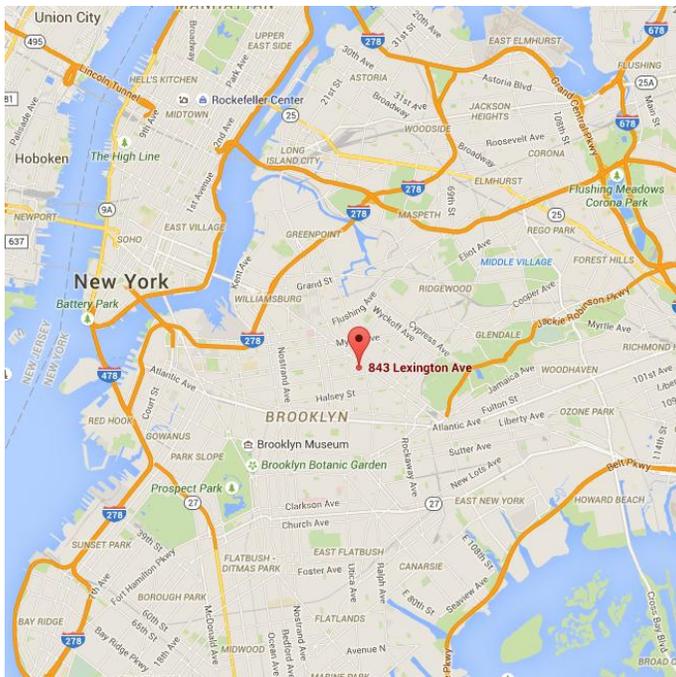


Figure 2 – Site Vicinity Map

