

## Public Comment Period

July 22, 2016  
To  
August 22, 2016

## 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 -  
Williamsburg  
240 Division Ave  
Brooklyn, NY 11211

Please call (718) 302-3485 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 HOC Williamsburg, LLC for enrollment of the property located at 286-292 N. 8th Street and 289 N. 7th Street in Brooklyn, New York and identified as Block 2323, Lots 9, 10 and 55 on the New York City Tax Map. 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 August 22, 2016. 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 19,383 square feet and is currently vacant but was most recently occupied by a metal stamping manufacturer. The proposed use of the Site will consist of a new 12-story mixed use building and parking area with a 2,900 square foot cellar level.

### Summary of RIR

The environmental investigation identified one Volatile Organic Compound (VOC), several semi-volatile organic compounds (SVOCs), metals and pesticides are above cleanup guidelines in soil. There were some SVOCs, VOCs and metals found in the groundwater samples that were slightly above Groundwater Quality Standards. Concentrations of PCE in Soil vapor samples were within the monitoring level ranges established within the New York State Department of Health soil vapor guidance.

### 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);
- Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility. A Waste Characterization Report documenting sample procedures, location, analytical results shall be submitted to NYCOER prior to start of remedial action;
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. For development purposes, approximately 40% of the Site will be excavated to depth of 12 feet and the remaining 60% area of the Site will be excavated to 1.5 feet below grade, capped with asphalt and used for parking space. An estimated 6,447 tons of soil will be excavated and removed from this property;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of an active sub-slab depressurization system (SSDS);
- Installation of a vapor barrier system beneath the building slab and outside of sub-grade foundation sidewalls;
- Construction and maintenance of an engineered composite cover consisting of a 6-inch thick concrete slab beneath the building and a 4-inch thick concrete cap over the remainder of the Site to prevent human exposure to residual soil/fill remaining at 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;
- 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; 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 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**