

Where can I view project documents?

In person at:

Leonard Branch Library
81 Devoe Street
Brooklyn, NY 11211

Please call (718) 486-3365 for hours of operation

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

Public Comment Period

August 5, 2011
to
September 4, 2011

Whom can I contact for project information?

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and

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

NYC BCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Brownfield Cleanup Program (BCP). An application has been submitted for enrollment of the property at Block 2298, Lot 21 in Brooklyn, New York into the BCP. 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 September 4, 2011. The RIR and draft RAWP are available for review at the document repositories identified in the box at 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 consists of a 10,000 square-foot single-story vacant warehouse building. The proposed development is to convert the existing warehouse structure into restaurants.

Summary of RIR

The environmental investigation identified no elevated concentrations of pesticides or PCBs in the soil. SVOCs were found in soil samples throughout the property and are believed to be associated with historic fill. Select PAH SVOCs exceed Track 1 Unrestricted SCOs and Track 2 Restricted Commercial SCOs. Several metals exceed Track 1 Unrestricted SCOs and of these, arsenic, barium, chromium, copper, lead and nickel also exceed Track 2 Restricted Commercial SCOs. VOCs were detected below Track 1 Unrestricted SCOs in. In the area of a former gasoline tank, BTEX compounds and associated derivatives were identified at low concentrations. TCE and PCE were found in at concentrations below 2.5 and 1.5 ug/kg, respectively. PCE and TCE were not identified in any groundwater samples and these findings do not support an onsite source of these compounds.

Groundwater samples collected during the RI showed no metals, pesticides or PCBs. Groundwater collected in the vicinity of the possible tank showed benzene, ethylbenzene and xylenes and several SVOCs above TOGS.

Soil vapor samples collected during the RI showed high levels of TCE (203 ug/m³) and moderate levels of PCE (76 and 49 ug/m³) in vapor samples. A variety of BTEX and associated derivatives were also identified in soil vapor samples,

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 4 Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Exploratory test pit in the vicinity of the possible former UST;
- Construction and maintenance of an engineered composite cover;
- Installation of a vapor barrier system and an active sub-slab depressurization system beneath the building slab;
- 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;
- Recording of deed restrictions to inform future owners of residual contamination at the site and to prevent future exposure to any residual contamination at the site; and
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination.

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 document repositories and a second fact sheet will be issued before 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 Brownfield Cleanup Program, please visit our website at:

www.nyc.gov/oer

Figure 1 – Site Location Map

