

Where can I view project documents?

In person at:

Brooklyn Public Library
Carroll Gardens Branch
396 Clinton Street
Brooklyn, NY 11231

(Please call (718) 596-6972 for hours of operation.)

and electronically at:

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

Public Comment Period

May 2, 2012
to
June 2, 2012

Whom can I contact for project information?

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For 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) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). An application has been submitted by Passiv House Xperimental, LLC for enrollment of the property located at 107 Union Street, Brooklyn, NY on Block 335, Lot 42 in Kings County into the VCP (see figure on next page). 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 Remedial Action Work Plan

OER is accepting public comments on the draft RAWP for 30 days through June 2, 2012. The RIR and draft RAWP are available for review at the Brooklyn Public Library listed at the left box of the page and on OER's website: www.nyc.gov/oer. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description and Development

The Site is approximately 2,300 square feet. Figure 1 shows the Site Location. Currently, the Site is vacant and undeveloped parcel, covered with grass, gravel, and weeds.

The proposed future use of the Site will consist of a new four-story grade level residential building with a back yard area. The proposed redevelopment plan includes the construction of one 4,600-square-foot, four-floor residential building that will occupy approximately 57% of the entire site, with a rear yard (concrete patio and a grassy open space) for the remaining 43% of the site. The building will include a studio unit, a grade level parking space, mechanical space, and an entrance on the first floor. The remaining floors will contain only residential units.

Summary of Remedial Investigation Report

The results of the RI included the following:

Soil included urban fill materials consisting of sand, silt, asphalt, and brick to approximately 6 feet below grade, underlain with 6 feet of fine silt and sand. Volatile organic compounds (VOCs) were detected in the shallow and deep soil samples at concentrations below the NYSDEC Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs). Semi-volatile organic compounds (SVOCs), metals, and pesticides were detected in the shallow soil which exceeded the Restricted Use (Track 2) Restricted-Residential SCOs. SVOCs, metals, and pesticides were detected in the deep soil samples at concentrations below the Track 1 SCOs. PCBs were not detected at the site in either shallow or deep soil samples.

Groundwater was encountered at a depth of approximately 7 feet below grade. Groundwater analytical results indicated that VOCs, SVOCs, pesticides, and PCBs did not exceed the NYSDEC TOGS 1.1.1 Groundwater Quality Standards (GQS). Some metals (arsenic, beryllium, manganese, selenium, and iron) were detected in the unfiltered groundwater samples but only selenium was detected slightly in excess of the GQS in dissolved groundwater samples.

The soil gas and ambient air sampling results indicated the low levels of petroleum-related VOCs. Carbon tetrachloride, 1,1,1-trichloroethane, tetrachloroethylene, and trichloroethylene were not detected in soil vapor samples.

Summary of Proposed Remedial Action Work Plan

The specific elements of the remedial action will include:

- Preparation of a Community Protection Statement and performance of all required NYC BCP 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 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill material in excess of SCOs;
- Removal of underground storage tanks (if any) in compliance with applicable Federal, State, and City laws and regulations;
- 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 if required, to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier system beneath the building slab;
- Submission of a Remedial Action Report (RAR) certifying that the remedial requirements have been achieved;
- Submission of an approved Site Management Plan (SMP) in the RAR; and
- Recording of a Declaration of Covenants and Restrictions that includes Engineering Controls, Institutional Controls, and a requirement that management of these controls must be in compliance with an approved SMP.

Next Steps

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RAWP. The approved documents 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 more information regarding the 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 the document repository



Figure 1: Site Location

