

**Where can I view project documents?****Document Repositories**

Brooklyn Public Library  
Leonard Branch  
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>

**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  
Remedial Activities to Begin**

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by FPG 243 North 9th Property LLC and FPG 261 North 9th Property LLC for the property at 235-263 North 9<sup>th</sup> Street (Block 2307, Lots 27, 33, 36, 38) in Brooklyn, New York. The remedial work will begin in December 2012. 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 consists of a 17,517 square foot parcel (Project A) and a 11,150 square foot parcel (Project B), separated by a right-of-way driveway (lot 31) that provides access to the adjacent property to the north. The site is currently vacant. The proposed development is to construct a new seven-story residential building that extends over the at grade driveway on lot 31. Project A will have a cellar to be used for parking and mechanical facilities. On the first floor of Projects A and B, there will be parking, mechanical space as well as residential entrance lobbies. The footprint of the new building covers the entire site (except lot 31) and there will be no landscaped areas.

**Summary of RIR:**

Analysis of soil/fill samples revealed that no Volatile Organic Compounds (VOCs) or Polychlorinated Biphenyls (PCBs) exceeded cleanup standards. Semi-Volatile Organic Compounds (SVOCs), pesticides and metals were detected above cleanup standards. Groundwater samples revealed no VOCs, pesticides or PCBs exceeded cleanup standards. SVOCs and metals were detected above cleanup standards. Soil vapor samples indicated trace to low levels of petroleum related compounds and elevated concentrations of chlorinated VOCs. Trichloroethylene and tetrachloroethylene were found at levels within the mitigation level ranges of the State Department of Health.

**Summary of the Remedy:**

The remedial action for 235-263 North 9<sup>th</sup> Street remedy is a Track 4 Site-Specific Use cleanup. 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 during active remediation;
- Establish Track 4 – Site-Specific Use Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed 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 to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor/waterproofing barrier beneath the entire foundation slab of both buildings;
- Installation and operation of an active sub-slab depressurization system beneath the lobby and any other non-parking base level areas in each building;
- The grade and sub-grade parking garage areas of Project A, and the first floor parking garage constructed across the majority of Project B will be ventilated in accordance with the Department of Buildings' mechanical code;
- Construction of an engineered composite cover across the entire Site;
- Submission of a Remedial Action Report (RAR); and
- Submission of an approved Site Management Plan and Recording of a Declaration of Covenants and Restrictions that includes a list of Engineering & Institutional Controls.

Cleanup activities are scheduled to begin in December 2012 and are expected to take approximately six month 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 met. 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 then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

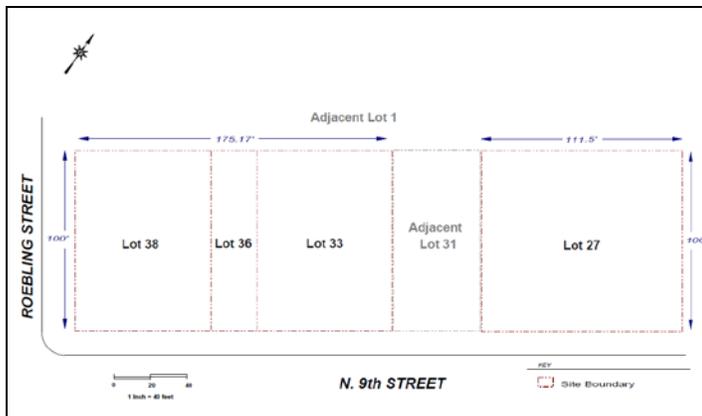
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For more information regarding the 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:



**Figure 1: Site Map**



**Figure 2: Site Location**

