

## 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:

**New York Public Library**  
Brooklyn Public Library  
Walt Whitman Branch  
93 Saint Edwards Street  
Brooklyn, NY 11205

(Please call (718) 935-0244 for hours of operation)

## Who can I contact for project information?

### Project Contact

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC Voluntary Cleanup Plan Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements to address contamination related to the property located at 81 Fleet Place in Brooklyn, New York under the New York City Voluntary Cleanup Program (VCP) have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by Galli Engineering, PC, with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and will issue a Notice of Completion regarding the site. The remedial work was completed in March 2015 and was documented in the RAR. The RAR is available for review at the document repositories identified in the box to the left including a public library branch and through a link on OER's website.

### Site Description

The 31,500-square-foot Site is located at 81 Fleet Place in downtown Brooklyn. The Site was formerly used as a parking lot.

### Site Development

Redevelopment at the Site consisted of 15-story mixed use commercial and residential building with two levels of sub-grade parking. The building covers approximately 78% of the lot. The remaining 22% of the lot (the eastern and southern edge of the property) is not developed because of sewer and electrical easements and is capped with asphalt.

### Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Prepared a Community Protection Statement and implemented a Citizen Participation Plan;
2. Performed a Community Air Monitoring Program (CAMP) for particulates and volatile organic compounds.
3. Excavated and removed soil/fill exceeding Track 2 Restricted Residential SCOs. Soil/fill was excavated to a depth of 30 feet from grade beneath the area of the new building. A total of 35,453 tons of non-hazardous soil was removed and disposed at off-site facilities;
4. Collected and analyzed end-point samples, and achieved Track 2 Restricted Residential SCOs for Site;
5. As part of new construction, installed Grace Products Preprufe 300R vapor barrier/waterproofing beneath the foundation and over compacted substrate. The east, south, and west foundation walls are composed of 16 inch thick reinforced concrete. The outer wall is exposed on the outside (double-faced form), and the vapor barrier consists of Grace Bituthene overlain by a layer or Hydroduct 220 geocomposite drainage layer. The northern foundation wall is 24 inches thick at a minimum and was poured directly against the shoring (single-faced form). The vapor barrier consists of Grace Preprufe 160R vapor membrane consisting of a 32-mil HDPE sheet with a synthetic adhesive and weather resistant protective coating for foundation sidewalls followed by Hydroduct 220 geocomposite drainage layer.
6. As part of construction, completed an engineered composite cover system consisting of a 3 foot thick mat slab consisting of reinforced concrete over the vapor barrier. The paved access to the parking entrance at the rear of the building consists of 6 inches of new RCA overlain by 4 inches of binder and 3 inches of surface paving and existing paving.
7. Submitted a Remedial Action Report that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP.

**Next Steps**

OER has issued a Notice of Completion, a city liability release, and will issue a New York City Green Property Certificate for this 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 Brownfield/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 Location Map

