

## NYC VCP Cleanup Plan Available for Review and Comment

### Where can I view project documents?

#### In person at:

Bedford Branch Library  
496 Franklin Avenue  
Brooklyn, NY

Please call (718) 623-0012  
for hours of operation

#### and electronically at:

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

### Public Comment Period

September 20, 2013  
to  
October 20, 2013

### Whom can I contact for project information?

Horace Zhang  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
(212) 788-8484  
[HZhang@dep.nyc.gov](mailto:HZhang@dep.nyc.gov)

and

Shaminder Chawla  
Assistant Director  
NYCOER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)

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

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 Bleeker Street Gardens, LLC for enrollment of the property located at 1041-1047 Fulton Street in the Clinton Hill section of Brooklyn, New York and identified as Block 1992, Lots 5, 6, 7, 8, and 9 into the VCP. 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 October 20, 2013. 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 6,110 square feet and is currently a 2-story building and two partially demolished buildings. The proposed future use of the Site consists of an 8-story residential building with a full cellar and a rear paved area.

#### Summary of RIR

The environmental investigation detected several Semi Volatile Organic Compounds (SVOCs) metals and pesticides above cleanup guidelines. Soil vapor detected VOCs compounds. Groundwater samples will be collected and analyzed for contaminants upon the completion of demolition of the existing building and prior to redevelopment.

#### 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);
- Excavation and removal of soil/fill in excess of SCOs within the building footprint. The cellar of the new building footprint will be excavated to approximately 10 feet for redevelopment purposes;
- 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 to determine if the remedy attains SCOs;
- Construction and maintenance of an engineered composite cover;
- Installation of a vapor barrier below the basement concrete slab and behind the foundation walls of the proposed building;
- Installation of an active sub-slab depressurization system;
- A Site Management Plan describing Institutional Controls, including prohibition of (1) vegetable gardening and farming; (2) use of groundwater; (3) disturbance of residual historic material unless it is conducted in accordance with an approved Site Management Plan; and (4) higher level of land usage without OER-approval;
- Submission of a Remedial Action Report; and
- Continued registration as an "E" Designated Site to ensure compliance with institutional and engineering controls.

### 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 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 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

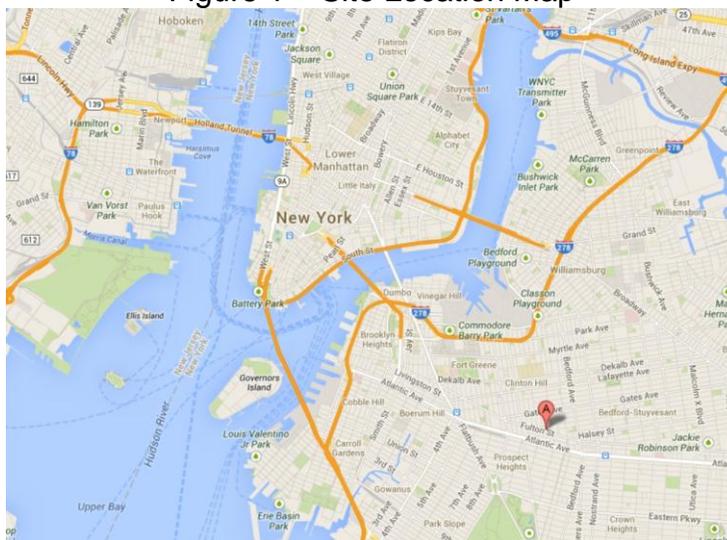


Figure 2 – Site Map

