

**NYC VCP Cleanup Plan
Available for Review and Comment**

Where can I view project documents?

In person at:

Brooklyn Public Library
Bedford Branch
496 Franklin Avenue
Brooklyn, NY 11238

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

May 23, 2014
to
June 23, 2014

Whom can I contact for project information?

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and

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For more information visit:
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 Sterlington Equities for enrollment of the property located at 1007 Atlantic Avenue in the Clinton Hill section of Brooklyn, New York and identified as Block 2019, Lot 55 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 June 23, 2014. 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 a 10,000 square-foot vacant lot. The proposed future use of the property will be an 8-story mixed use commercial and residential building with a partial cellar. The building footprint will cover the entire lot.

Summary of RIR

The environmental investigation identified approximately 6 feet of historic fill. Semi-Volatile Organic Compounds, Volatile Organic Compounds (VOCs), pesticides, PCBs and metals were detected above cleanup guidelines. Soil vapor samples showed moderate levels of chlorinated VOCs and petroleum-related compounds. Chlorinated VOCs were above the monitoring/mitigation level ranges established by the New York State Department of Health.

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) and collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Excavation and removal of soil/fill in excess of SCOs. Entire property will be excavated to the depths ranging from 2 feet to 10 feet;
- 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;
- Installation of a vapor barrier;
- Installation of a sub-slab depressurization system beneath the building slab and confirmatory sampling to determine whether the system will be active or passive;
- Construction and maintenance of an engineered composite cover;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination;
- Institutional Controls including prohibition of (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER approval;

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

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

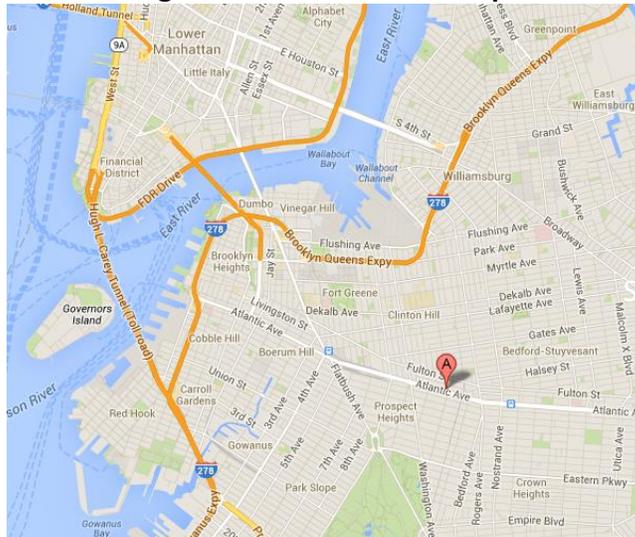


Figure 2 – Site Map

