

**NYC VCP Cleanup Plan
Available for Review and Comment****Public Comment Period**June 14, 2016
to
July 14, 2016**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:

Brooklyn Public Library -
Williamsburg
240 Division Avenue,
Brooklyn, NY, 11211Please call (718) 302-3485
for hours of operation**Whom can I contact for project information?**Sarah Pong
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-442-8342
spong@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.govFor 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 Red Rock Investments, LLC for enrollment of the property located at 96 North 1st Street in the Williamsburg section of Brooklyn, New York and identified as Block 2379, Lot 13 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 July 14, 2016. 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 2,520 square feet and is currently a vacant warehouse. The proposed development consists of altering the existing warehouse into a 7-story residential building with a partial basement and rear yard.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides above cleanup guidelines. Several SVOCs, Volatile Organic Compounds (VOCs), and metals were also found in the groundwater above standards. Soil vapor sample results showed moderate levels of petroleum-related and elevated levels of chlorinated VOCs 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific Use SCOs. The footprint of the new building (1/2 of the property) will be excavated 10 feet below grade for the basement level and 14 feet below grade for the elevator pit. The remaining portions of the Site will be excavated approximately 2 feet below grade for the slab-on-grade portion of the new building and rear yards. A small portion of the new building will be left unexcavated. Approximately 4,250 tons of soil will be excavated and removed from Site;
- 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Installation and operation of an active sub-slab depressurization system (SSDS);
- Construction and maintenance of an engineered composite cover consisting of at least 5" of concrete for the building slab and 2 feet of clean soil capped with concrete in the rear yard to prevent human exposure to residual soil/fill remaining beneath the Site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

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 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

