

Where can I view project documents?

Online at:

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

Internet access to view project documents is available at the following public library:

Brooklyn Public Library
Clarendon Branch
2035 Nostrand Avenue
Brooklyn, NY 11210

Please call (718) 421-1159 for
Hours of operation.

Whom can I contact for project information?

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For more information visit:
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 Hello Living/Hello Flatbush, LLC for 1353 Flatbush Avenue, Brooklyn, New York (Block 5227, Lots 13, 15 and 16). The remedial work will begin in June 2016. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The 9,744 square-foot site is currently a vacant lot. The proposed development is to construct a new 7-story mixed-use commercial retail/residential building with a basement and rear yard area.

Summary of the Remedy:

The remedial action for 1353 Flatbush Avenue is a Track 1 Unrestricted 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;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Most of the site will be excavated to a depth of 14.5 feet below grade for construction of the basement and 2 feet below grade in the rear yard areas. A hotspot will also be excavated at least 6 feet below grade. Approximately 5,255 tons of soil will be excavated and removed from the site;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- Collection and analysis of end-point samples to determine if the remedy attains Track 1 SCOs;
- 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 the RAWP.

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:

- As part of new development, construction and maintenance of an engineered composite cover consisting of a 2.5 foot thick concrete slab, 4-inch concrete paved walkways, and a 2-foot clean soil cover in open areas to prevent human exposure to residual soil/fill remaining under the site;
- As part of new development, installation of a vapor barrier system beneath the building foundation slab and outside of sub-grade foundation sidewalls;
- 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 an E-designation for the property.

Cleanup activities are scheduled to begin in June 2016 and are expected take approximately 4 months to complete. Construction will continue for eighteen months.

Next Steps: After the enrollee completes the remedial work, a 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 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 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:



Figure 1: Site Location

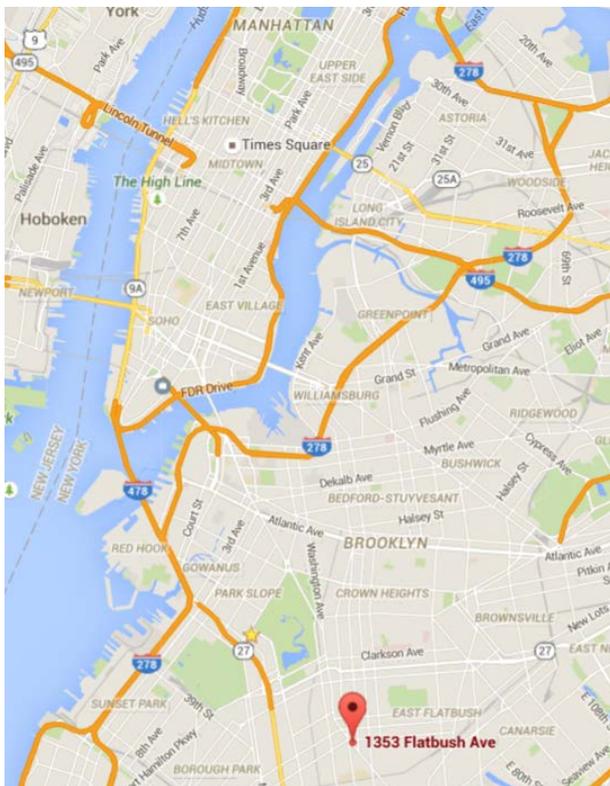


Figure 2: Site Map

