

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
Macon Branch
361 Lewis Avenue
Brooklyn NY 11233
718-573-5606

Please call 718-573-5606 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 Van Buren Greene, LLC for 461 & 463 Tompkins Avenue, Brooklyn, New York (Block 1852, Lots 8 and 9). The remedial work will begin in September 2016. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

Site Description:

The Site is 4,000 square feet and currently is vacant land. The proposed future use of the Site will consist of two new 3-story residential buildings with full basements, rear grass yard, rear concrete patio, and a front concrete entrance areas.

Summary of the Remedy:

The remedial action for 461 & 463 Tompkins Avenue is a Track 4 Site-Specific 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;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The area beneath the proposed buildings will be excavated to 11 feet, the area beneath proposed concrete patios will be excavated at least 8-10 inches, and areas beneath proposed grass yards will be excavated to 2 feet. A hotspot in the patio area will be excavated to a depth of 9 feet. The estimated total quantity of soil to be excavated is 1,900 cubic yards;
- 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 the performance of the remedy with respect to attainment of SCOs;
- Installation of a passive sub-slab depressurization system (SSDS);
- Installation of a vapor barrier system beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building;
- Construction and maintenance of an engineered composite cover consisting of a 6-inch concrete building slab, 4-inch poured concrete in sidewalk and patio areas, and two feet of clean soil in all open space and landscaped areas to prevent human exposure to residual soil/fill remaining at 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 the 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
- Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP

Cleanup activities are scheduled to begin in September 2016 and are expected take approximately 3 months to complete. Building construction will continue for eight 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

