



Where can I view project documents?

Document Repositories

**Brooklyn Public Library
Leonard Library Branch**
81 Devoe St. (at Leonard St.)
Brooklyn, NY 11215

Please call 718-486-3365
for hours of operation

and electronically at:

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

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 North 7th Management, LLC for the property located at 247 - 251 and 253 - 255 North 7th Street ("Site A") and 246 & 248 North 8th Street ("Site B"), Brooklyn, New York. The remedial work, in accordance with the approved RAWP, will start in August 2012. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Project is located at 247 - 251 and 253 - 255 North 7th Street ("Site A") and 246 & 248 North 8th Street ("Site B"), Brooklyn, identified as Block 2322, Lot 28 & 30 ("Site A") and Lot 10 & 11 ("Site B") (collectively "Site"). The site is bounded to the north by multi-story residential buildings, North 7th Street to the south, multi-story residential and commercial buildings to the east, and to the west.

Currently, the Site is not in use. Site A consists of a vacant lot and Site B consists of a 1-story vacant building. The proposed future use of the Site will consist of two separate 7-story buildings over a common parking garage. The total gross square footage of the new building on Site A will be 65,000 sq ft, and Site B will be 104,000 sq ft. The first floors will be used as mechanical rooms, a lobby and an outdoor recreation area. The second to sixth floors will consist of rental units.

Summary of Proposed Remedial Action

The entire site will be excavated to a depth of more than 9 feet below grade and the elevator pit area will be excavated to approximately 14 feet below grade. The specific remedial elements to be implemented at this site include:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan (CPP).
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 4 Soil Cleanup Objectives (SCOs).
4. Excavation and removal of soil/fill exceeding Track 4 SCOs.
5. Removal of any underground storage tanks encountered and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations.
6. 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.
7. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
8. Construction and maintenance of an engineered composite cover consisting of concrete and asphalt pavement and 4-inch building slab to prevent human exposure to residual soil/fill remaining under the Site.
9. Installation of a vapor barrier system beneath the building slab.
10. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
11. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual historic fill; and
12. Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering and Institutional Controls.

Cleanup activities are scheduled to begin in September 2012 and are expected to take approximately two months to complete. Construction of the building foundation and installation of the vapor barrier/waterproofing barrier system is expected to be completed in an additional one month.

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 achieved. 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 issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) to be used at the Site.

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 Map



Figure 2 – Site Map

