

Where can I view project documents?

Document Repositories

Brooklyn Public Library
Brooklyn Heights Library
280 Cadman Plaza West
Brooklyn, NY 11211

(Please call (718) 623-7100 for hours of operation)

and electronically at:

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

Whom can I contact for project information?

Breanna Gribble
Project Manager
100 Gold Street, 2nd Floor
New York, NY 10038
212-442-7126
Bgribble@dep.nyc.gov

or

Shaminder Chawla
Assistant Director
NYC OER
(212) 442-3007
schawla@dep.nyc.gov

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 Two Trees Management Co. LLC for the property at 60 Water Street (Block 36, Lot 1) in Brooklyn, New York. The remedial work will begin in December 2012. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description and Development: The 46,000- square-foot site is currently developed with an on-grade parking lot and unoccupied buildings. The proposed development is to demolish on site buildings and construct a new mixed use building with two levels of underground parking. The first floor will be occupied by residential and school lobbies and retail. The second floor will be a school with residential uses of the floors above.

Summary of RIR: Analysis of soil/fill samples revealed Volatile Organic Compounds (VOCs), Semi-Volatile Organic Compounds, pesticides and metals were detected above cleanup standards. Several metals hotspots exist that will require management during the remedial action. Groundwater samples identified no Pesticides or PCBs above standards. VOCs, SVOCs and metals were detected above standards. Soil vapor samples identified petroleum and chlorinated VOCs at low to moderate concentrations including trichloroethylene and tetrachloroethylene which were found at levels within the monitoring level ranges of the State Department of Health.

Summary of the Remedy: The remedial action for 60 Water Street remedy 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 during active remediation;
- Establishment of Track 1 - Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
- Removal of any USTs encountered and closure of petroleum spills in compliance with applicable local, State and Federal laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- As part of development, installation of a vapor barrier/water proofing system beneath the building slab and along foundation side walls. The lower level of the development will be used as a parking garage and will have a dedicated exhaust ventilation system in compliance with NYC Building Code;
- Installation of an active sub slab depressurization system in unexcavated slab on grade portion of the site (14 foot setback along northeast property line);
- As part of development, construction of an engineered composite cover across the entire Site. This will serve as an engineering control to prevent human exposure to residual soil/fill remaining under the site if Track 1 SCOs are not achieved;
- Submission of a remedial action report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved; and
- If Track 1 remediation is not achieved, a remedy consisting of Track 4 SCOs, institutional and engineering controls, a site management plan and establishment of a deed notice will be implemented.

Cleanup activities are scheduled to begin in December 2012 and are expected to take approximately eight month to complete.

Next Steps: After the enrollee completes the remedial work, an 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 (if required) 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 Map



Figure 2: Site Location

