

NYC VCP Cleanup Plan Remedial Activities to Begin

Where can I view project documents?

Online at:

<https://a002-epic.nyc.gov/app/workspace/32982/docrepository>

Internet access to view documents is available at the public library.

The closest location is:

Brooklyn Public Library
Central Branch
10 Grand Army Plaza
Brooklyn, NY 11238

Please call (718) 230-2100 for hours of operation

Whom can I contact for project information?

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For more information visit:
www.nyc.gov/oer

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 EMP Capital Group for 880 Atlantic Avenue, Brooklyn, New York (Block 1122, Lots 21 and 26). The remedial work will begin in March 2024. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Site is 20,000 square feet and is currently used for mixed residential and commercial purposes, contains six adjacent two-story buildings all with cellars. The proposed use of the Site will consist of a new 17-story mixed commercial and residential building with a cellar.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides above cleanup guidelines. Soil vapor samples detected low levels of petroleum-related compounds and one chlorinated VOC 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;
- Established Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new cellar (95% of the property) will be excavated 17 to 21 feet below grade and the remainder of the Site will be excavated to depth of between 1 and 4 feet. Approximately 18,666 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;
- Construction and maintenance of an engineered composite cover consisting of a 3-foot-thick concrete mat slab with a 6-inch clean granular sub-base beneath all building areas, and a 6-inch poured concrete on a 6-inch sub-base in sidewalk areas to prevent human exposure to residual soil/fill remaining under 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. [or: Recording of a deed restriction to prevent future exposure to any residual contamination at the site, and to inform future owners of the residual historic fill at the site]

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 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: <https://a002-epic.nyc.gov/app/workspace/32982/docrepository>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

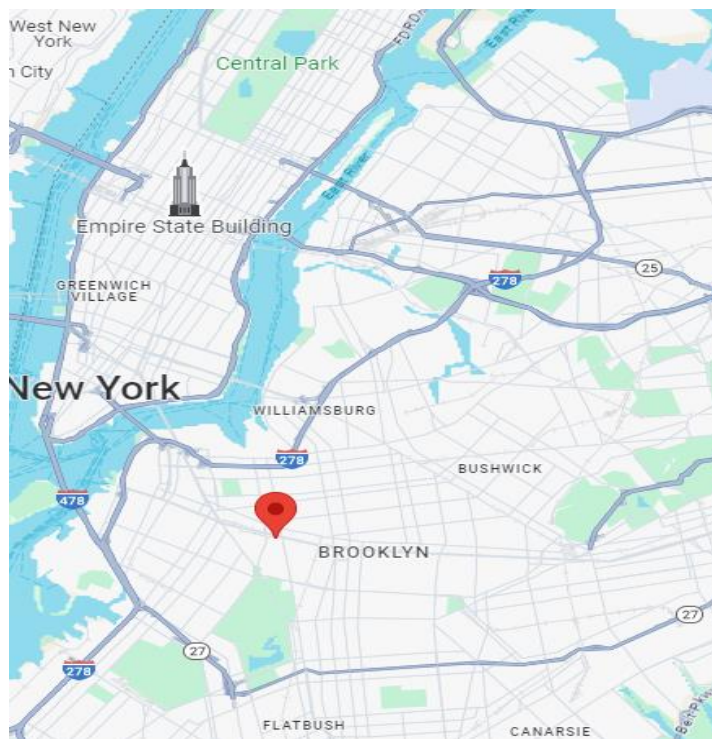


Figure 2 – Site Map



Current Buildings

