

Where can I view project documents?

In person at:

Brooklyn Public Library
Marcy Branch
617 Dekalb Avenue
Brooklyn, NY 11216

(Please call (718) 935-0032 for hours of operation.)

and electronically at:

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

Public Comment Period

September 4, 2012
to
October 4, 2012

Whom can I contact for project information?

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

NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). An application has been submitted by Capital K Properties, LLC for enrollment of the property located at 527 Flushing Avenue and identified as Block 2263, Lot 56 in Kings County. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the Remedial Action Work Plan

OER is accepting public comments on the draft RAWP for 30 days through October 4, 2012. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail.

Site Description and Development

Currently, the 2,500 square foot Site is undeveloped and vacant. Historically, the Site was used as a lumber yard and later as a commercial storefront with residential use. The proposed future use of the Site will consist of a new 6-story residential apartment building, a full basement, and a rear yard.

Summary of Remedial Investigation Report

The environmental investigation identified historic fill to a depth of 6-8 feet below the ground surface. The soil/fill samples did not show any elevated levels of PCBs, pesticides, or volatile organic compounds (VOCs). Elevated levels of polycyclic aromatic hydrocarbons (PAHs) and metals were found in shallow soil samples and are believed to be associated with historic fill.

Groundwater samples showed no elevated levels of semi-volatile organic compounds (SVOCs), pesticides, or PCBs. Several metals and one VOC, tetrachloroethene (PCE) were detected above groundwater quality standards, but are not believed to be related to an on-Site source since neither PCE nor the metals identified were found in on-Site soil above groundwater protection standards. Overall, there is no evidence of a substantial source of groundwater contamination onsite.

Soil vapor samples identified petroleum-related and chlorinated VOCs at trace-to-moderate concentrations, including PCE which was found at levels within the monitoring range established by the State Department of Health. Trichloroethene was detected in soil vapor below its monitoring range.

Summary of Proposed Remedial Action Work Plan

The specific elements of the remedial action will 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 Site Specific Track 4 Soil Cleanup Objectives (SCOs); Excavation and removal of soil/fill material in excess of SCOs, including hotspot removal in the proposed rear yard area;
- 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 of contaminated soil;
- Collection and analysis of end-point samples;
- Installation of a vapor barrier system beneath the building slab;
- Installation and operation of an active sub-slab depressurization system;
- Submission of a Remedial Action Report (RAR) and an approved Site Management Plan (SMP); and recording of a Declaration of Covenants and Restrictions that includes a list of Engineering Controls and Institutional Controls.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial work begins.

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 to access document repository



Figure 1 – Site Map



Figure 2 – Site Location Map

