

Public Comment Period

August 23, 2021
to
September 23, 2021

Where can I view project documents?**Online at:**

<https://a002-epic.nyc.gov/app/workspace/7345/docrepository>

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

The closest location is:

Brooklyn Public Library
Clarendon Branch
2035 Nostrand Ave
Brooklyn, NY 11210

Please call (718) 421-1159 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
Available for Review and Comment**

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Candor Capital for enrollment of the property located at 639 and 641 East 28th Street in the Flatbush section of Brooklyn, New York and identified as Block 5251, Lots 14 and 15 into the VCP. 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 RAWP

OER is accepting public comments on the draft RAWP for 30 days until September 23, 2021. 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 to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 6,000 square feet and is currently developed with 3-story, multi-family houses. The proposed future use of the Site will be a new 7-story residential building with a rear yard and a partial cellar level below the building footprint.

Summary of RIR

The environmental investigation identified one Volatile Organic Compound (VOC) and several Semi-Volatile Organic Compounds (SVOCs), metals, and pesticides above soil cleanup guidelines. Groundwater samples showed one Volatile Organic Compound (VOC) and two dissolved metals exceeding Groundwater Quality Standards. Soil vapor samples detected low levels of petroleum-related compounds and four chlorinated VOCs below 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;
- Establishment of 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 (31.5% of the property) will be excavated 11 feet below grade with additional excavation to 17 feet below grade for the elevator pit. The remainder of the Site will be excavated to depth of 1-3 feet. Approximately 1,800 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/waterproofing system below the concrete slab underneath the building, as well as behind all foundation walls to grade of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of the 4-inch thick concrete slab across the footprint of the new building and a 4-inch-thick concrete slab across the rear area 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 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
- Continued registration with E-designation for the property.

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 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: <https://a002-epic.nyc.gov/app/workspace/7345/docrepository>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

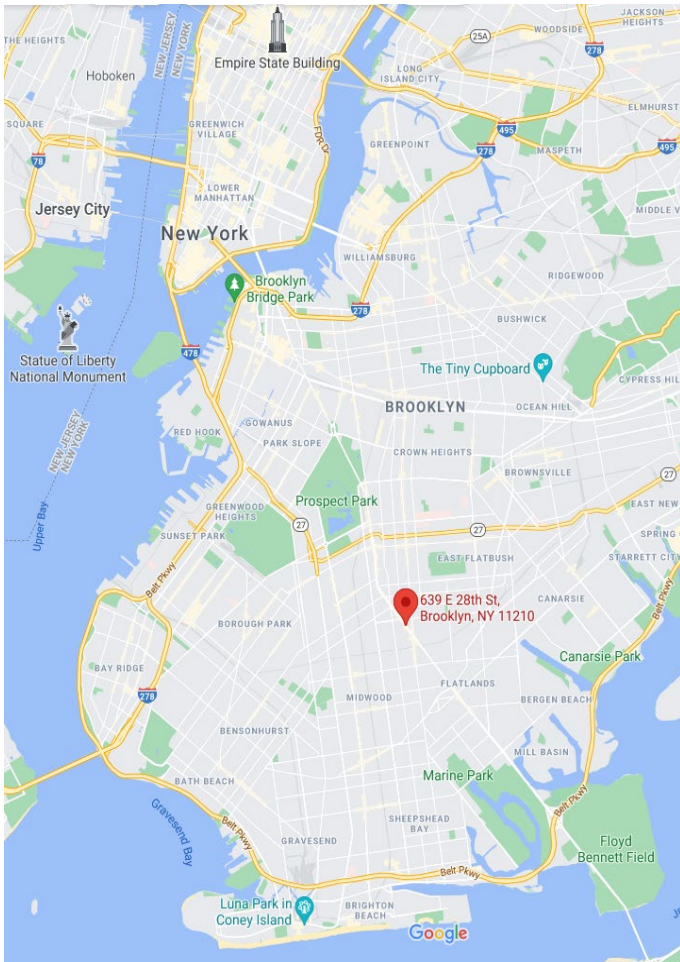


Figure 2 – Site Map

