

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

<https://a002-epic.nyc.gov/app/workspace/2692/docrepository>

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

Brooklyn Public Library  
Leonard Branch  
81 Devoe Street  
Brooklyn, NY 11211

Please call (718) 486-3365 for hours of operation

**Whom can I contact for project information?**

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**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 Adam America Real Estate for 771-785 Metropolitan Avenue, Brooklyn, New York identified as Block 2760, Lots 28 and 35. The remedial work will begin in June 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

**Site Description**

The Site is 15,000 square feet and is currently occupied by two (2) vacant single-story commercial buildings. The proposed future use of the Site will be an 8-story commercial and residential apartment building with a cellar level for parking and storage space and a concrete capped rear yard.

**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;
- Selection of NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs) for the foot print of the building and Site-Specific (Track 4) SCOs for the rear yard;
- Excavation and removal of soil/fill exceeding NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs) for the foot print of the building and Site-Specific (Track 4) SCOs for the rear yard. For development purposes, the entire 15,000 sf Site will be excavated to depth of 14 feet for the new building's footings and foundation. Approximately, 11,000 tons of soil will be removed from this development.
- 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 to determine the performance of the remedy with respect to attainment of SCOs;
- Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;

If Track 1 Unrestricted Use SCOs are not achieved for the building foot print, the following construction elements implemented as part of new development will constitute Engineering Controls:

- Installation of a vapor barrier system below the mechanical and storage rooms in the cellar level of the building as well as behind foundation walls. The vapor barrier will consist of the Raven Industries' VaporBlock 20 Plus or equivalent system.
- As part of new development, construction and maintenance of an engineered composite cover consisting of a 4 inch thick concrete basement slab (building foot print) and 2 feet of clean fill or 5-inch concrete cap for the rear yard;
- 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.

For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

**Next Steps**

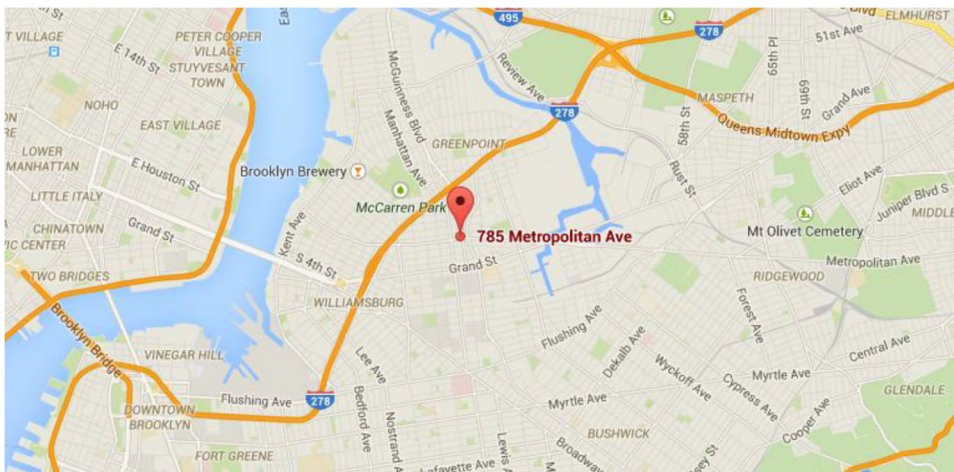
After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City 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](http://www.nyc.gov/oer)

Direct Link to Document Repository: <https://a002-epic.nyc.gov/app/workspace/2692/docrepository>  
or scan with your smart phone to access document repository:



**Figure 1: Site Location**



**Figure 2: Site Map**

