

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

<https://a002-epic.nyc.gov/app/workspace/32360/docrepository>

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

The closest location is:

Brooklyn Public Library  
Arlington Branch  
203 Arlington Ave. at, Warwick St  
Brooklyn, NY 11207

Please call (718) 277-6105 for hours of operation

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

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For more information visit:  
[www.nyc.gov/oer](http://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 The Wyton LLC for 2701, 2709 & 2715 Fulton Street, Brooklyn, New York (Block 3662, Lots 48, 49 and 52). The remedial work began in June 2022. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

**Site Description**

The Site is 9,600 square feet and included a vacant two-story building with a full cellar, a single-story slab-on-grade workshop building, a single-story slab-on-grade garage building, a narrow asphalt paved driveway, and an unpaved rear yard. The proposed future use of the Site will be an 8-story mixed-use commercial and residential building with a cellar and a setback along the northwest and south sides of the Site.

**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 cellar will be excavated 11 feet below grade and an additional 16 feet for the elevator pit. The rear yard, west setback, and south setback areas will be excavated on a slope to 11 feet below surface grade. Approximately 4,212.5 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 the RAWP. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of post-excavation confirmation soil 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 6-inch-thick concrete slab across the cellar and slab-on-grade portion of the new building and a 6-inch-thick concrete slab underlain by soil in the rear yard and setback 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 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

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/32360/dcrepository>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map



Figure 2 – Site Map

