

## 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](http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml)

## Public Comment Period

July 31, 2013  
to  
August 31, 2013

## 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 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 Satmar Meat for enrollment of the property located at 823 Bedford Avenue in the Bedford-Stuyvesant section of Brooklyn, New York and identified as Block 1734, Lot 59 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 August 31, 2013. 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 2,500 square feet and is developed with a one-story brick commercial/warehouse building that is occupied by a HVAC and metal duct fabrication company. The proposed future use of the Site consists of a 4-story mixed use building on the full footprint of the property with a partial cellar which will be utilized for commercial space.

### Summary of RIR

The environmental investigation identified up to three feet of historic fill. Metals were detected slightly above cleanup guidelines. Groundwater samples identified trace levels of one SVOC and several VOCs and metals above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs at low to moderate concentrations. TCE and PCE were detected at concentrations exceeding the New York State DOH monitoring thresholds.

### 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Excavation of the entire Site to a depth of approximately 11 feet below grade is required for development purposes;
- 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 to determine if the remedy attains SCOs;
- As part of development, construction and maintenance of an engineered composite cover consisting of a 4 inch thick building slab;
- As part of development, installation of a vapor barrier system below the building slab and behind the foundation walls of the new building;
- Installation of an sub-slab depressurization system;
- Submission of a Remedial Action Report (RAR) and an approved Site Management Plan (if Track 1 is not achieved) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, inspection and periodic certification of Engineering and Institutional Controls; and
- If Track 1 SCOs are not achieved, continued registration of the property with an E-designation at the NYC Department of Buildings.

**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](http://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 Location Map

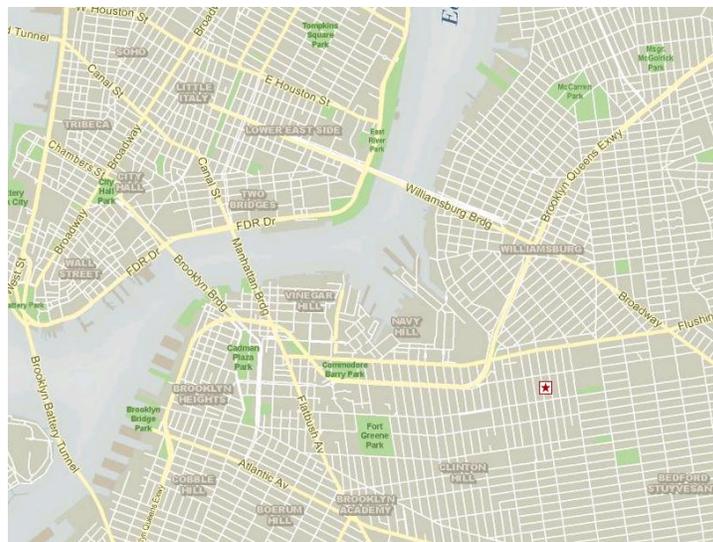


Figure 2 – Site Map

