



NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Brooklyn Public Library
Clinton Hill Library
380 Washington Avenue
Brooklyn, NY 11238

(Please call (718) 398-8713 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

February 5, 2013
to
March 7, 2013

Whom can I contact for project information?

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

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 490 Myrtle Residential Owner, LLC & 504 Myrtle Residential Owner, LLC for enrollment of the property at 484-502 Myrtle Avenue (Site A) and 504-524 Myrtle Avenue (Site B) in the Clinton Hill section of Brooklyn (Block 1905, Lots 19 and 30), New York 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 ending March 7, 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 44,000 square feet in size and consists of two developments located at 490 and 504 Myrtle Avenue. The Site is bounded by Myrtle Avenue to the north, Hall Street to the west, multi-story residential co-op apartment complex to the south, and a multi-story mixed commercial and residential building to the east. The Site currently operates in a retail/commercial capacity.

The proposed future use of the Site includes the deepening of existing buildings' basements, excavation to a depth of approximately 11 feet below land surface (bls), and development of two multi-story commercial/residential buildings, each having cellar levels.

Summary of RIR

The stratigraphy of the site, from the surface down, consists of 25 feet of historic fill material. Analysis of soil/fill samples revealed several Volatile Organic Compounds (VOCs), SVOCs, pesticides and metals detected above soil cleanup guidelines.

Groundwater samples collected during the remedial investigation (RI) revealed presence of two VOCs exceeding their respective standards. No SVOCs, pesticides or PCBs were detected in groundwater.

Soil vapor samples collected during the RI indicated presence of several petroleum-related and chlorinated VOCs.

Summary of the Remedy

The proposed remedial action is a Track 1 Unrestricted Use cleanup. The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and implementation of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Program for particulates and volatile organic compounds;
- Establish Track 4 Soil Cleanup Objectives (SCOs) for the entire property;
- Excavation and removal of soil/fill exceeding Track 4 SCOs. Removal of approximately 11 feet of soil in the western and eastern portions of Site B and limited excavation of soils beneath the existing cellar slabs at Site A as part of development;
- 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 system beneath the building slabs and behind foundation walls at Site A & Site B;
- Installation and operation of an active sub-slab depressurization system (SSDS) beneath Site A and Site B in all locations where a ventilated parking garage is not present in basement areas;
- Construction and maintenance of an engineered composite cover consisting of 6-inch thick concrete slab beneath both the 2 new buildings at Site A and Site B buildings to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of a Remedial Action Report (RAR) and Site Management Plan (if needed); and
- Continued registration as an e-designated property will ensure permanent documentation of remedial measures. Listing of Engineering Controls and a requirement that management of these controls must be in compliance with an approved SMP will be maintained by OER.

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

OR scan with your smart phone:



Figure 1 – Site Location Map



Figure 2 – Site Vicinity Map

