

Where can I view project documents?

Online at:

<https://a002-epic.nyc.gov/app/workspace/2148/docrepository>

Internet access to view documents is available at the following public library:

Brooklyn Public Library
Park Slope Branch
431 6th Avenue
Brooklyn, NY 11215

Please call (718) 832-1853 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 Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements to address contamination related to the property at 275 4th Avenue and identified as Block 964, Lot 1 in Brooklyn, New York under the New York City Voluntary Cleanup Program (VCP) have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by Impact Environmental with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and has issued a Notice of Completion regarding the Site. The remedial work was completed in October 2015 and was documented in the RAR. The RAR is available for review at the document repositories identified in the box to the left.

Site Development: The Site consisted of a 10,000 square-foot lot containing a 1-story fast food restaurant with a parking lot. The development converted the lot into an 11-story mixed-use residential/commercial retail building with a full cellar.

Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Performed Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Established Site-Specific (Track 4) Soil Cleanup Objectives (SCOs).
3. Collected and analyzed post-excavation endpoint samples. Site-Specific (Track 4) SCOs were achieved.
4. For development purposes, excavated and removed soil/fill up to 16 feet below grade across the entire site for the new cellar level. Additional excavation was performed to 18 feet in the location of a hotspot. A total of 8,765.78 tons of soil/fill was excavated and removed from the property.
5. Constructed an engineered composite cover system consisting of 30-inch, 24-inch, 18-inch, 9-inch and 6-inch thick concrete foundation slabs throughout the entire Site, underlain by the waterproofing/vapor barrier and 36-inches of crushed stone sub-base material and 3-inch concrete mud slab; 12-inch thick concrete foundation walls with waterproofing/vapor barrier around the entire Site perimeter to prevent human exposure to residual soil/fill remaining under the Site.
6. Installed a waterproofing/vapor barrier system beneath the entire building slab and behind foundation sidewalls.
7. Performed all activities required for the remedial action, including permitting requirements and pretreatment requirements, in accordance with all applicable laws and regulations.
8. Submitted a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the property boundaries, describes all Engineering and Institutional Controls applicable to the Site, and explains any changes from the RAWP.
9. Submitted a Site Management Plan (SMP) for long-term management of engineering controls and residual soil, including plans for operation, maintenance, inspection and certification of the performance of Engineering Controls and Institutional Controls; and
10. The property will continue to be registered with an E-Designation by the NYC Department of Buildings.

Next Steps

OER has issued a Notice of Completion, a city liability release, and a New York City Green Property Certificate for this Site.

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/2148/docrepository>

Or scan with smart phone:



Figure 1: Site Location

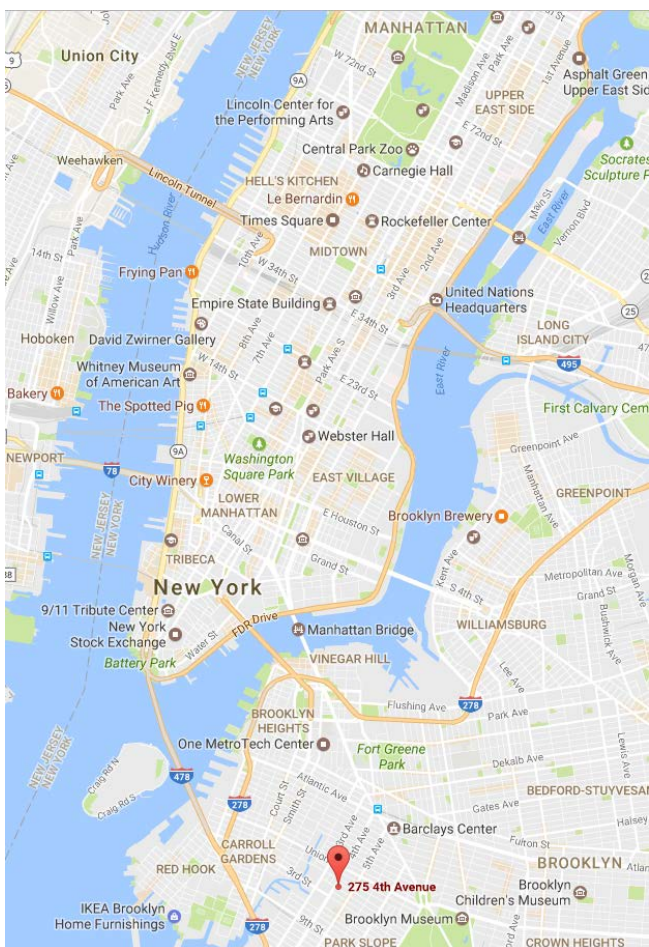


Figure 2: Site Map

