

Where can I view project documents?

Online at:

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

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

Brooklyn Public Library
Paerdegat Branch
850 E 59th Street
Brooklyn, NY 11234

Please call (718) 241-3994 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 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 I.J. Litwak Realty I, LLC for Ralph Avenue, Brooklyn, New York (Block 7918, Lots 86, 93 and 141). The remedial work will begin in September 2016. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

Site Description:

The Site is 67,518 square feet and currently consists of a partially-constructed, steel-framed commercial building, an undeveloped gravel lot and a one-story office building. The proposed future use of the Site consists of a 48,000-square foot one-story, slab-on-grade warehouse structure with an asphalt parking lot.

Summary of the Remedy:

The remedial action for Ralph Avenue is a Track 4 Site-Specific Use cleanup. 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 carbon compounds;
- Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs) for the top two feet of soil across the property;
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs in hot-spot areas. In addition, the Site will require minimal excavation to 5 feet for utilities. Five hot-spot areas will be excavated to depths ranging from 2 to 12 feet below grade. Approximately, 1,105 tons of soils will be excavated and removed from this site.
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
- Collection and analysis of confirmation and hotspot end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover consisting of a 4 inch thick concrete slab and asphalt pavement to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a vapor barrier system beneath the building slab and outside of all foundation sidewalls to mitigate soil vapor migration into the new building;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, 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
- Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls and Institutional Controls and a requirement that management of these controls must be in compliance with an approved SMP.

Cleanup activities are scheduled to begin in September 2016 and are expected take approximately 12 months to complete.

Next Steps: After the enrollee completes the remedial work, a 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.

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RBrooklyn.shtml>

OR scan with your smart phone:



Figure 1: Site Location

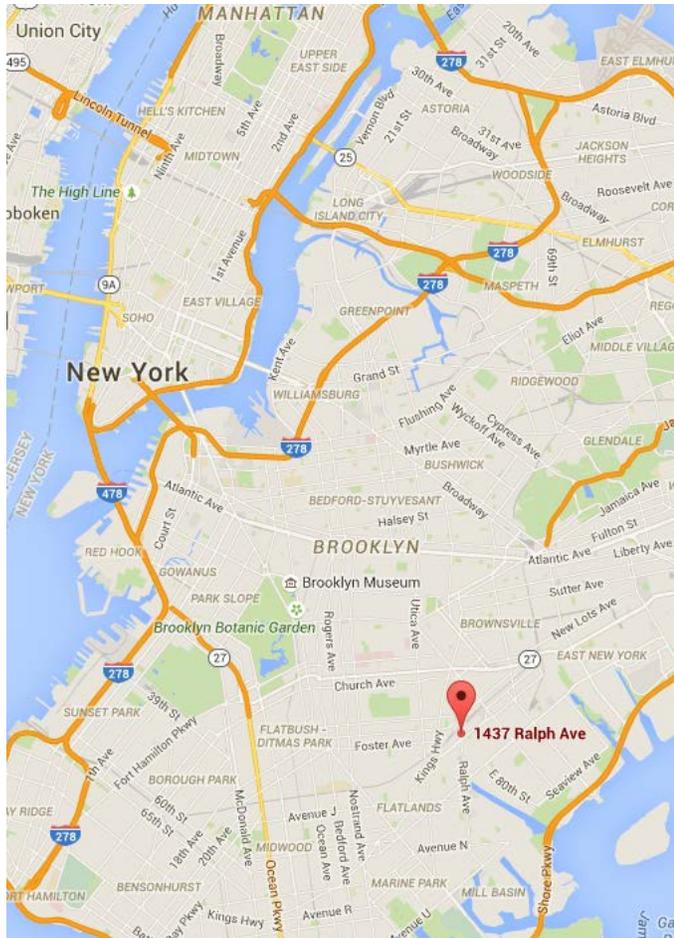


Figure 2: Site Map

