



**OFFICE OF ENVIRONMENTAL REMEDIATION**

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**DECISION DOCUMENT**  
**NYC VCP Remedial Action Work Plan Approval**

October 14, 2015

Re: Proposed Warehouse Facility: Ralph Avenue and Preston Court  
1423 and 1437 Ralph Avenue, 8013-8041 Preston Court  
Brooklyn Block 7918, Lots 86, 93, and 141  
VCP Number 15CVCP123K

The New York City Office of Environmental Remediation (OER) has completed its review of the Remedial Action Work Plan (RAWP) dated September 2015 with Stipulation Letter dated September 11, 2015 for the above-referenced project.

The Plan was submitted to OER under the NYC Voluntary Cleanup Program.

The RAWP was released for public comment for 30 days as required by program rule. That comment period ended on October 11, 2015. Community Board 18 communicated concerns regarding future use of the Site.

**Project Description**

The Site is located on Ralph Avenue between Chase Court and Preston Court in Brooklyn, New York and is identified as Block 7918, Lots 86, 93, and 141 on the New York City Tax Map. The Site is 67,518 square feet in total and is bounded by the New York City Sanitation Department beyond Chase Court to the north; Gold Caviar Seafood, Wholesale Market, Terminal Cash and Carry, and Brooklyn Borough Ambulance Command Station #33 to the east; AIA Auto Recycling, a parking lot, BP Station, Herr's, and a wholesale produce company beyond Preston Court to the south; Quick Lube to the southwest; and junk yards and a tire shop beyond Ralph Avenue to the west. Lot 93 is located in the central and eastern portions of the site, Lot 86 occupies the northwestern portion of the site, and Lot 141 occupies the southwest portion of the site. Currently, Lot 93 of the subject property houses a partially-constructed, steel-framed commercial building with no sidewalls and plywood, wood-chip, and dirt floors. Lot 86 is comprised of an undeveloped gravel lot and Lot 141 is occupied by a one-story office building/shed and two metal containers.

The proposed future use of the Site will consist of the demolition of the existing structures and construction of a 48,000-square foot (footprint), one-story, slab-on-grade warehouse structure on Lot 93. The 48,000-square foot first floor will consist of eight warehouse/storage areas which are each accessible at street grade via roll-up doors which access interior loading areas. Four units are on the north side of the building (accessible from Chase Court) and four units are on the south side of the building (accessible from Preston Court). Each unit will have a small office area. The first floor of the structure is accessed via Chase Court to the north, Preston Court to the south, and a parking area to the west. No open/green spaces will be present on site. The structure will be serviced by new electric, water, sewer, and natural gas lines. Excavation will occur to install certain site utilities, however, the site generally is proposed to be constructed at grade or filled by up to approximately two feet. Limited site re-grading may be required. Associated asphalt-paved parking areas are proposed on Lots 86 and 141. The current zoning designation is M1-1. The proposed use is consistent with existing zoning for the property.

**Statement of Purpose and Basis**

This document presents the remedial action for the NYC Voluntary Cleanup Program project known as "Proposed Warehouse Facility: Ralph Avenue and Preston Court" pursuant to Title 43 of the Rules of the City of New York Chapter 14, Subchapter 1.

### **Description of Selected Remedy**

The remedial action selected for the Proposed Warehouse Facility: Ralph Avenue and Preston Court site is protective of public health and the environment. The elements of the selected remedy are as follows:

1. Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
2. Performance of a Community Air Monitoring Program (CAMP) for particulates and volatile organic carbon compounds.
3. Establishment of Track 4 Site-Specific Soil Cleanup Objectives (SCOs) for the top two feet of soil across the property.
4. Site mobilization involving Site security setup, equipment mobilization, utility mark outs, and marking & staking excavation areas.
5. Completion of an additional Waste Characterization Study, if needed, prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s).
6. Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs in hot-spot areas. In addition, the Site will require minimal excavation for utilities. A small portion of property will be excavated to the depths of approximately five feet below grade for utilities. Five hot-spot areas including B-1 (to 3 feet), B-2 (to 4 feet), B-5 (to 2 feet), MW-3 (to 12 feet), and MW-4A (to 2 feet) will be excavated. Approximately, 1,105 tons of soils will be excavated and removed from this site.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on site.
8. Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials.
9. Removal of all UST's that are encountered during soil/fill removal actions. Registration of tanks and reporting of any petroleum spills associated with UST's and appropriate closure of these petroleum spills in compliance with applicable local, State and Federal laws and regulations.
10. 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 this plan. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media on Site.
11. Collection and analysis of three confirmation samples from the bottom of the utility line excavations to evaluate the performance of the remedy with respect to attainment of Track 4 SCOs. End-point samples will be collected from the sidewalls and base of excavation at each of the five hot-spot locations identified in the Remedial Investigation, B-1 for PCBs and metals; B-2 for metals; and B-5 for metals; MW-3 for metals and PCBs; and metals and PCBs for the shallow soils at MW-4A. End-point samples will be analyzed for SCO trigger parameters. Confirmation samples will be analyzed for contaminants of concern SVOCs, Metals and PCBs.
12. Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations. Approximately, 4,105 tons of soils will be imported for backfilling and raising Site grade (See Figure 4).
13. Construction and maintenance of an engineered composite cover consisting of a minimum of four [4] inches of concrete and asphalt pavements, concrete building slabs, and associated subbase to prevent human exposure to residual soil/fill remaining under the Site.
14. 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.
15. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
16. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
17. Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls (ECs/ICs) to be implemented at the Site.
18. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of EC/ICs and reporting at a specified frequency.

19. Recording of a Declaration of Covenants and Restrictions that includes a listing of EC/ICs and a requirement that management of these controls must be in compliance with an approved SMP. ICs will include prohibition of the following: (1) vegetable gardening and farming; (2) use of groundwater without treatment rendering it safe for the intended use; (3) disturbance of residual contaminated material unless it is conducted in accordance with the SMP; and (4) higher level of land usage without OER-approval.

The remedy described above conforms to the promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration OER guidance, as appropriate.



October 14, 2015

Date

Sarah Pong  
Project Manager



October 14, 2015

Date

Shaminder Chawla  
Deputy Director

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