

Where can I view project documents?

Online at:

<https://a002-epic.nyc.gov/app/workspace/3724/docrepository>

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

Brooklyn Public Library
Saratoga Branch
8 Thomas S. Boyland St.,
Brooklyn, NY 11233

Please call (718) 573-5224 for hours of operation

Whom can I contact for project information?

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

NYC Voluntary Cleanup Program

Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements established under the City Voluntary Cleanup Program (VCP) to address contamination at 335 Ralph Avenue (Block 1556 and Lot 3) in Brooklyn, New York have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by BJB Development, LLC c/o Fulcrum Properties LLC with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and issued a Notice of Completion for the site. The remedial work was completed in June 2022 and was documented in the RAR. The RAR can be found at the document repositories in the box to the left.

Site Development

The Site consisted of a 3,060 square-foot lot and was unimproved with any buildings. The development converted the lot into a seven-story residential building with a partial Cellar and a rear yard. The development brings seven floors of residential units, 1,100 square feet of cellar space for a bike room and utility rooms to Bedford Stuyvesant, Brooklyn, NY.

Summary of Remedial Action

The remedial elements implemented at this Site included:

1. During active remediation, performed Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Selected Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs).
3. Collected and analyzed post-excavation endpoint samples and achieved Track 1 Unrestricted Use SCOs.
4. For development purposes, excavated and removed soil/fill to a depth of twelve feet below grade (ft-bg) for a partial cellar, 4.75 ft-bg to 12.7 ft-bg in the remainder of the building footprint, two ft-bg to 12.7 ft-bg in the rear yard. A total of 2,397.67 tons of soil/fill was excavated and removed from the property.
5. For development purposes, constructed an engineered composite cover system consisting of a four-inch-thick building slab underlain by crushed gravel beneath all building areas, two feet of clean planting soil in planter areas in the rear yard, and concrete pavers in the remainder of the rear yard.
6. For development purposes, installed a vapor barrier system beneath the entire building slab and behind foundation sidewalls.
7. Submitted a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and explains any changes from the RAWP.

Next Steps

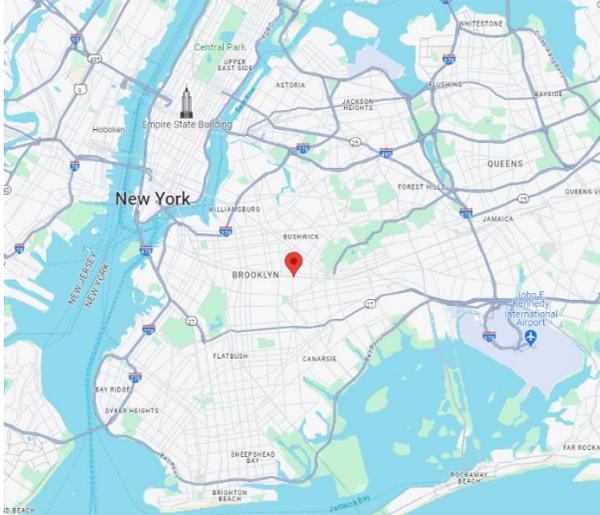
If you have any questions, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: www.nyc.gov/oer

For a link to documents for this project: <https://a002-epic.nyc.gov/app/workspace/3724/docrepository>



Or scan with smart phone:

Site Location Site Map



Site Location



Pre-Development



New Development

