



May 18, 2023

Ronnie E. Lee, P.E.  
NYSDEC  
Department of Environmental Remediation  
625 Broadway  
Albany, NY 12233-7016

**RE: Remedial Design Workplan**  
**737 4th Avenue, Brooklyn, NY**  
**BCP #C224332**

Dear Mr. Lee:

P.W. Grosser Consulting Engineer & Hydrogeologist, P.C. (PWGC) has prepared this Remedial Design Workplan for the above referenced Site to further detail the remedial elements identified in the Remedial Action Work Plan (RAWP) prepared by PWGC in February 2023 and approved by the New York State Department of Environmental Conservation (NYSDEC) in March 2023.

This Remedial Design Workplan is focused on revising the proposed remedial excavation depths and endpoint sample locations based upon further investigatory sampling that was conducted in March 2023. An addendum will be prepared in the future to discuss the engineering controls, specifically the installation of a sub-slab depressurization system (SSDS), the installation of a vapor barrier system, and a methodology to remediate petroleum impacted soils.

A Site Location Map is included as **Figure 1** and a Site Plan is included as **Figure 2**.

**Soil Excavation:**

Based upon the results of a Pre-Design Investigation Report, dated March 2023, the proposed limits of excavation for remediation have been modified as shown on **Figure 3**. During the Pre-Design Investigation, grab samples were collected at multiple depths across the Site to further delineate the extent of semi-volatile organic compounds and metals concentrations that exceeded the NYSDEC Track 2 Restricted Residential Soil Cleanup Objectives, as well as PCBs in select areas. The revised volume of soil anticipated to be removed is approximately 2,450 cubic yards (in-situ).

At the bottom of the proposed excavation depths, endpoint samples will be collected to confirm that soils meet the Track 2 Restricted Residential SCOs in accordance with the March 2023 RAWP approved by NYSDEC; however, the sample analytes have been modified. Based on the contamination observed in the Remedial Investigation, Supplemental Remedial Investigation, and Pre-Design Investigation, endpoint sampling will be limited to the following:

- TCL VOCs by USEPA method 8260,
- TCL SVOCs by USEPA method 8270, including 1,4-dioxane,





- TCL PCBs by USEPA method 8082,
- TAL Metals by USEPA method 6010/7471

In the event of an endpoint sample failure, a new endpoint sample will be collected from the same location at a depth 2 feet deeper than the failed sample. An updated proposed endpoint sample location figure is shown as **Figure 4**.





I, Paul K. Boyce, PE, PG, certify that I am currently a New York State registered professional engineer (PE) and that this Remedial Design Work Plan (RDWP) was prepared in accordance with applicable statutes and regulations and in substantial conformance with the New York State Department of Environmental Conservation's (NYSDEC's) Division of Environmental Remediation's (DER's) Technical Guidance for Site Investigation and Remediation (DER-10).

I certify that the information and statements in this certification are true. I understand that a false statement made herein is punishable as a Class "A" misdemeanor, pursuant to Section 210.45 of the Penal Law.

074604

05-18-2023

New York State PE #

Date

Signature

It is a violation of Article 145 of the New York State Education Law for any person to alter this document in any way without the express written verification of adoption by any New York State licensed engineer in accordance with Section 7209(2), Article 145, New York State Education Law.



## Figures







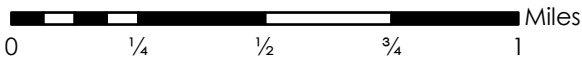
NYC OpenData, State of New Jersey, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA



P.W. Grosser Consulting Engineer & Hydrologist, PC  
630 Johnson Ave., Suite 7  
Bohemia, NY 11716  
Ph: 631-589-6353 • Fax: 631-589-8705  
pwgc.info@pwgros.com

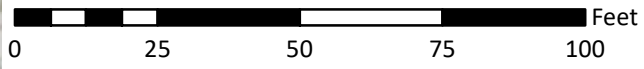
## VICINITY MAP



731-747 4TH AVE  
BROOKLYN, NY



Project:	TOT2101
Date:	4/14/2022
Designed by:	LS
Drawn by:	JCG
Approved by:	LS
Figure No:	1





-  Site Boundary
-  Tax Lots



**PWGC**  
CLIENT DRIVEN SOLUTIONS

P.W. Grosser Consulting Engineer & Hydrogeologist, PC

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Bohemia, NY 11716  
Ph: 631-589-6353 • Fax: 631-589-8705  
pwgc.info@pwgros.com

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REVISION	DATE	INITIAL	COMMENTS

DRAWING INFORMATION:

Project:	TOT2101	Designed by:	JL
Date:	3/29/2021	Drawn by:	UC
Scale:	AS SHOWN	Approved by:	JL

SITE PLAN

731-747 4th Ave  
Brooklyn, NY

FIGURE NO:

2





P.W. Grosser Consulting Engineer & Hydrogeologist, PC

630 Johnson Ave., Suite 7  
Bohemia, NY 11716  
Ph: 631-589-6353 • Fax: 631-589-8705  
pwgc.info@pwggrosser.com

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737 4th Avenue, LLC  
26 Harbor Park Drive  
Port Washington, NY 11050

REVISION	DATE	INITIAL	COMMENTS
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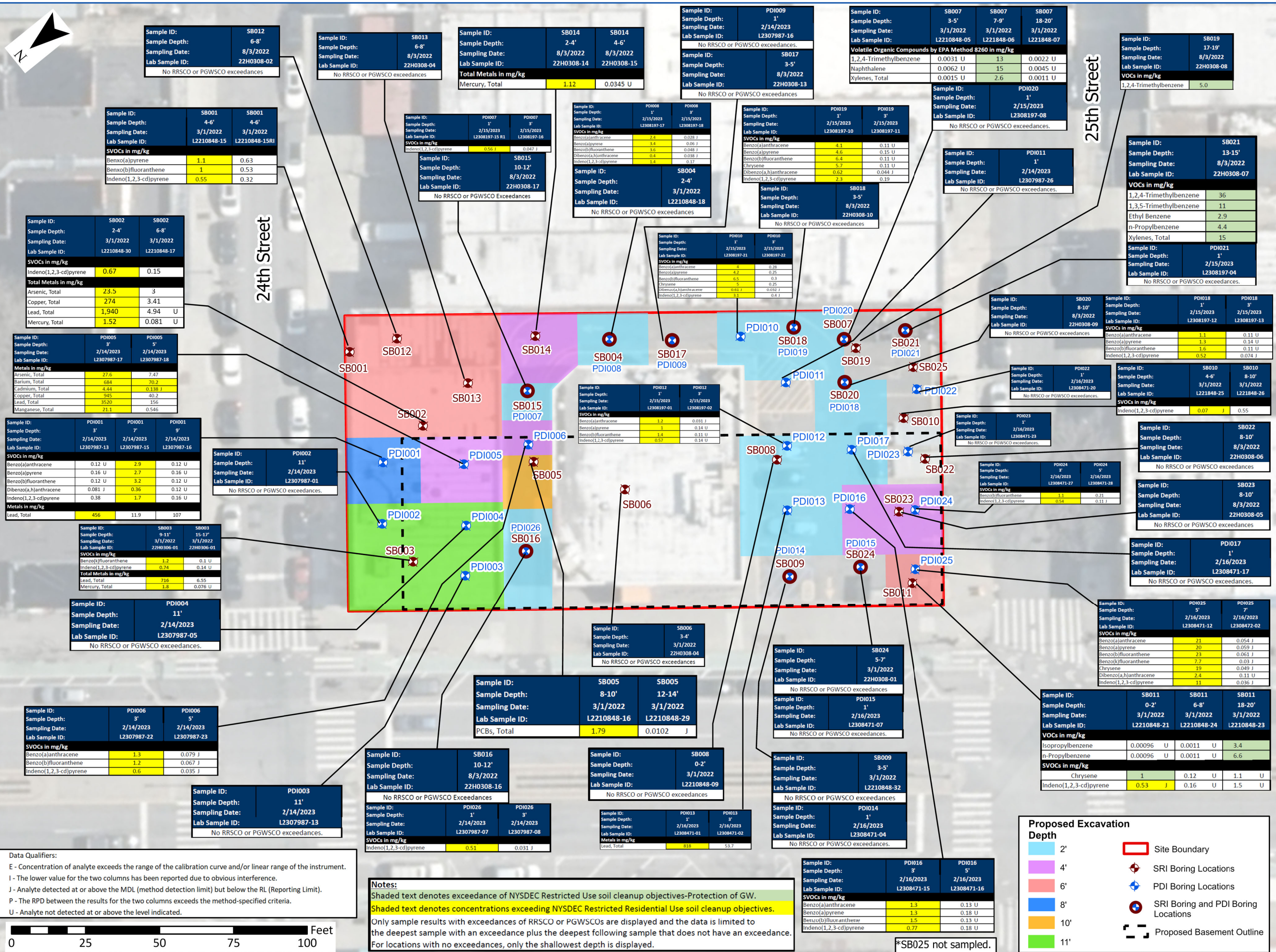
Project:	TOT2202	Designed by:	JL
Date:	4/6/2023	Drawn by:	AM
Scale:	AS SHOWN	Approved by:	JL

## Proposed Remedial Excavation Depths

731-747 4th Ave  
Brooklyn, NY

FIGURE NO:

3



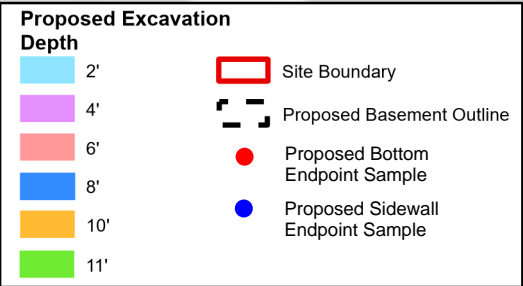
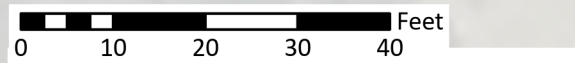




24th Street

25th Street

4th Avenue



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Proposed Endpoint  
Sample Locations

731-747 4th Ave  
Brooklyn, NY

FIGURE NO: