

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
CONSERVATION**

The project documents are available
for review at the following Document
repository:

**Bedford Branch Library
496 Franklin Avenue
Brooklyn, NY 11238
(718) 623-0012**

Hours:

Mon. 10 a.m. to 6 p.m.
Tues/Thurs/ Fri 1 p.m. to 6 p.m.
Wed. 1 p.m. to 8 p.m.
Sat. 11 a.m. to 3 p.m.

Project Contacts

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For public health related questions:

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Fact Sheet #1

January 2006

192 Ralph Avenue Site
188-192 Ralph Avenue
Brooklyn, New York
Site No: V00669-2
Index No. W2-0977-03-11

Project Announcement

Remedial Investigation To Begin at 192 Ralph Avenue Site

This fact sheet is being provided to you pursuant to the New York State Department of Environmental Conservation's policies under the Voluntary Cleanup Program. You have been sent this fact sheet because you own or live on property near the 192 Ralph Avenue Site or because the New York State Department of Environmental Conservation (NYSDEC) believes you may otherwise be interested in activities at the Site. The goal of this fact sheet is to provide you with a brief overview of this project and, if you are interested, how you can get more information. Please read below for more information on this project. Please contact NYSDEC's project manager (see the lower-left hand side of this page) if you do not want to receive any future updates on this project.

The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) have approved the Remedial Investigation Work Plan (RIWP) for the 192 Ralph Avenue Site. The investigation activities are anticipated to begin in January 2006. The RIWP and other project documents are available for your review at the document repositories identified on the left-hand side of this page. Your comments are welcome. Please contact the NYSDEC project manager listed in the lower-left hand side of this page.

Project Background

The site is located at 188-192 Ralph Avenue, Brooklyn, New York 11233, (see a map of the site location on the second page of this fact sheet). The site consists of a main (three-story) building and an attached one-story building with basement. The main building at the subject property, as well as the surrounding properties, is comprised of multiple businesses on the ground level and residential apartments on the upper levels. Dry-cleaning operations occurred in the past (approximately from 1946 to 1998) in a self-contained small portion of the property comprised of a small addition to the main building. The size of the areal extent of the building addition is approximately 20 feet by 20 feet. The current owner of the property, Brooklyn Properties 5, LLC, entered the NYSDEC's Voluntary Cleanup Program (VCP) to address chlorinated solvent contamination caused by the dry cleaning operation that has been identified at the site from a preliminary site investigation.

Voluntary Cleanup Program Overview

New York's VCP is a cooperative program among NYSDEC, the New York State Department of Health (NYSDOH), and Volunteers to investigate and/or remediate contaminated sites. Under the VCP, a Volunteer enters into a Voluntary Cleanup Agreement (VCA) with the NYSDEC and thereafter submits one or more work plans to investigate and/or remediate a site. The goal under the VCP is to remediate sites to a level that is protective of public health and the environment. In this case, the property owner Brooklyn Properties 5, LLC is considered an innocent-owner Volunteer since it bought the property after the contamination had occurred.

Summary of Proposed Investigation

The investigation proposes to further delineate the contamination at the Site under the Voluntary Cleanup Agreement executed between the NYSDEC and Brooklyn Properties 5, LLC. The proposed investigation consists of the following: drilling 6 soil borings; collection and screening of continuous soil samples from each soil boring; submission to the laboratory of the soil sample with the highest field screened concentration; collection of 6 ground-water samples from six temporary monitoring wells and laboratory analysis of the samples to delineate vertical and horizontal extent of contamination beneath the Site. Additionally, soil-gas and air samples will be collected to determine the contaminant vapor concentrations in the subsurface soil beneath the Site and in the ambient air in the adjoining residential building and the Rose Tree Management Office, and in the outside ambient air.

What happens next?

Investigation activities will begin shortly after the investigation work plan is approved by NYSDEC. It is expected that the site work will begin in January, 2006. After the investigation is completed, NYSDEC will determine what remediation is needed to address the site contamination, and a system will be designed to treat it. Additional Fact Sheets will be provided to keep you informed of the project progress.

How long is this going to take?

The investigation activities will take about two months to complete.

What am I likely to see during the investigation?

Brooklyn Properties 5, LLC's environmental consultant, Berninger Environmental Inc. (BEI) will have staff at the site collecting the environmental samples and performing the drilling required to collect samples. The drilling program will require both a truck-mounted Geoprobe and a portable direct push drilling system. Samples for analysis are collected into glass containers and are kept in a cooler. You will also see BEI staff at the site with hand-held equipment which is used to monitor the air around the work area. You may also see workers washing equipment- this is to ensure that the samples collected are not contaminated from one location to the next. The soil and groundwater removed from the ground during the investigation and all other generated wastes, such as wash water, will be placed in drums which will be disposed by BEI at the conclusion of the investigation.

What can I do?

If you would like to learn more or if you have any questions or comments on the project you can call, mail or email the project contacts shown below. You can also go to the document repository, shown on the left-hand side of the first page, to look at the investigation work plan. If have any questions or comments after reviewing the work plan, please contact NYSDEC's project manager. Comments and questions are welcome at any time - before, during and after the investigation.

For More Information contact:

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