

EXECUTIVE SUMMARY

105 Metropolitan Ave, LLC. has enrolled in the New York City Brownfield Cleanup Program (NYC BCP) to investigate and remediate a 2,112-square foot site located at 105 Metropolitan Avenue in Brooklyn, New York. A remedial investigation (RI) was performed to compile and evaluate data and information necessary to develop this Remedial Action Work Plan (RAWP). The remedial action described in this document provides for the protection of public health and the environment consistent with the intended property use, complies with applicable environmental standards, criteria and guidance and conforms with applicable laws and regulations.

Site Location and Current Usage

The Site is located at 105 Metropolitan Avenue in the Williamsburg section in Brooklyn, New York and is identified as Block 2358 and Lot 36 on the New York City Tax Map. Figure 1 shows the Site location. The Site is 2,112-square feet and is bounded by a commercial/office building to the north, Metropolitan Avenue to the south, a mixed use building to the east, and an industrial building to the west. A map of the site vicinity is shown in Figure 1. A map of the site boundary is shown in Figure 2. Currently, the Site is vacant with no buildings or structures.

Summary of Proposed Redevelopment Plan

The proposed future use of the Site is industrial and will consist of a machine shop and office space. Layout of the proposed site development is presented in Figures 2 and 3. The current zoning designation is M1-2/R6A Mixed Use. The proposed use is consistent with existing zoning for the property.

The proposed redevelopment includes the construction of a two-story industrial building with a basement, which will be utilized as a machine shop. The building will total 6,347 square feet in size and will be utilized as a machine shop, commercial and office space. The basement level and ground floors will be utilized as a machine shop, while the second floor of the proposed building will be utilized as commercial space. Excavation to a depth of approximately 12 feet below sidewalk grade will be required for foundation construction. The remedial action

contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

Summary of the Remedy

The proposed remedial action achieves protection of public health and the environment for the intended use of the property. The proposed remedial action achieves all of the remedial action objectives established for the project and addresses applicable standards, criterion, and guidance; is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants; is cost effective and implementable; and uses standards methods that are well established in the industry.

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
3. Establish Track 1 Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs.
4. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs..
5. Installation of a vapor barrier system beneath the building slab.
6. 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 onsite.
7. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
8. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.

9. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
10. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
11. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from this RAWP.