

Where can I view project documents?

In person at:

Queens Public Library
Long Island City Branch
37-44 21st Street
Queens, NY 11101

(Please call (718) 752-3700 for hours of operation)

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RQueens.shtml>

Public Comment Period

November 14, 2012
to
December 14, 2012

Whom can I contact for project information?

Breanna Gribble
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-442-7126
BGribble@dep.nyc.gov

and

Shaminder Chawla
Assistant Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

For more information visit:

www.nyc.gov/oer

NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Mr. Spyridon Kouzios for enrollment of the property located at 37-02 – 37-12 27th Street, Queens, New York and identified as Block 368, Lots 22 and 24 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until December 14, 2012. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 9,021 square feet and is bounded by 37th Avenue to the north, and 27th Street to the east. Currently, Lot 22 is occupied by a one-story plumbing supply warehouse. Lot 24 is occupied by a two-story residential structure improved with a basement as well as an associated concrete yard. The proposed future use of the Site will consist of development with a seven-story mixed use commercial and residential structure with full basement.

Summary of RIR

The environmental investigation identified historic fill to a depth of 2 feet below the ground surface. The soil/fill samples did not show any elevated levels of pesticides, PCBs, volatile organic compounds (VOCs) or semi-volatile organic compounds (SVOCs). Metals were found in soil samples at elevated levels and are believed to be associated with historic fill.

Groundwater samples showed no elevated levels of pesticides or PCBs. VOCs and SVOCs were detected in groundwater at low levels with the exception of tetrachloroethene (PCE) and trichloroethene (TCE), detected slightly above Groundwater Quality Standards.

Soil vapor samples identified petroleum-related and chlorinated VOCs at low to moderate concentrations. PCE and TCE were found at actionable levels established by the State Department of Health.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs;
- 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 of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains Track 1 SCOs;
- Construction and maintenance of an engineered composite cover; Installation of a vapor barrier system beneath the building slab and behind foundation sidewalls as part of construction;
- As part of construction, sub-grade parking will be ventilated per DOB mechanical code and will provide high volume air exchange;
- As part of new development, installation of a active sub-slab depressurization system in non-parking areas in the basement;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site.
- If the Track 1 SCOs are not attained, a Track 4 remedial action that will include both a deed notice and site management plan to address institutional and engineering controls.

Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial work begins.

If you have any questions or know of any neighbor that would like to be added to the site contact list, 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

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RQueens.shtml>

or scan with your smart phone to access document repository



Figure 1 – Site Location Map

