

## Where can I view project documents?

### In person at:

Queens Public Library  
Astoria Branch  
14-01 Astoria Boulevard  
Long Island City, NY 11102

(Please call (718) 278-2220 for hours of operation)

### and electronically at:

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

## Public Comment Period

February 26, 2013  
to  
March 26, 2013

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 87-87, LLC for enrollment of the property located at 30-40 21<sup>st</sup> Street, Queens, New York and identified as Block 535, Lot 46 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 March 26, 2013. 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 12,300 square foot (ft<sup>2</sup>) site is currently developed with a vacant one-story commercial warehouse building with a mezzanine level. The building occupies the entire footprint of the site. The proposed future use of the site consists of the construction of a new, 74,000 ft<sup>2</sup>, seven-story residential building with a full basement for storage and parking.

### Summary of RIR

Soil samples showed no chlorinated solvents were at detectable concentrations. One Volatile Organic Compounds (VOCs), acetone and four Semi-Volatile Organic Compounds (SVOCs) and several metals were detected at concentrations above cleanup standards.

On-site groundwater samples showed no detectable concentrations of chlorinated solvents, pesticides or PCBs. Several metals and one SVOC was detected above its Groundwater Quality Standard (GQS). Soil vapor were detected at concentrations less than 10 ug/m<sup>3</sup>. None of the soil vapor samples collected contained compounds including PCE and TCE at concentrations above NYS DOH.

### Summary of the Remedy

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
2. Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
3. 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;
4. Collection and analysis of end-point samples to determine if the remedy attains Track 1 SCOs;
5. As part of development, construction and maintenance of an engineered composite cover and installation of a vapor barrier system beneath the building slab and behind sidewalls;
6. Submission of a remedial action report 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.
7. If the Track 1 SCOs are not attained, a Track 4 remedial action that will include both continued registration as an "E" Designated Site and site management plan that will include institutional and engineering controls.

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](http://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



Figure 2 – Site Vicinity Map

