

## Where can I view project documents?

### In person at:

Queens Central Library  
89-11 Merrick Boulevard  
Jamaica, NY 11432

Please call 718-990-0700  
for hours of operation

### and electronically at:

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

## Public Comment Period

August 1, 2013  
to  
August 31, 2013

## Whom can I contact for project information?

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and

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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 New York City's Voluntary Cleanup Program (VCP). An application has been submitted by USAC Towing for enrollment of the property located at 140-15 & 140-19 Queens Boulevard in the Jamaica section of Queens, New York and identified as Block 9620, Lots 60 and 61 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 August 31, 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 Site is 5,900 square feet and is currently vacant. The proposed future use of the Site consists of a 4-story Hotel building with a full cellar, sub cellar and a sub cellar level rear yard.

### Summary of RIR

The environmental investigation identified up to 2 feet of historic fill. Several metals and pesticides were detected above cleanup guidelines.

Groundwater samples identified one SVOC, and one PCB above Groundwater Quality Standards. Soil vapor samples showed chlorinated VOCs exceeding the monitoring level ranges established by New York State DOH.

### 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. The footprint of the new building will be excavated to a depth of approximately 18 feet below grade and the remainder of the Site will be excavated to approximately 15 feet below grade for development purposes;
- 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 SCOs;
- As part of development, construction and maintenance of an engineered composite cover consisting of concrete building slab;
- As part of development, installation of a vapor barrier below the basement concrete slab and behind the foundation walls of the proposed building;
- As part of construction, installation of a passive Sub Slab Depressurization System;
- If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency.
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, lists any changes from this RAWP, and, if Track 1 SCOs are not achieved, describes all Engineering and Institutional Controls to be implemented at the Site.

**Next Steps**

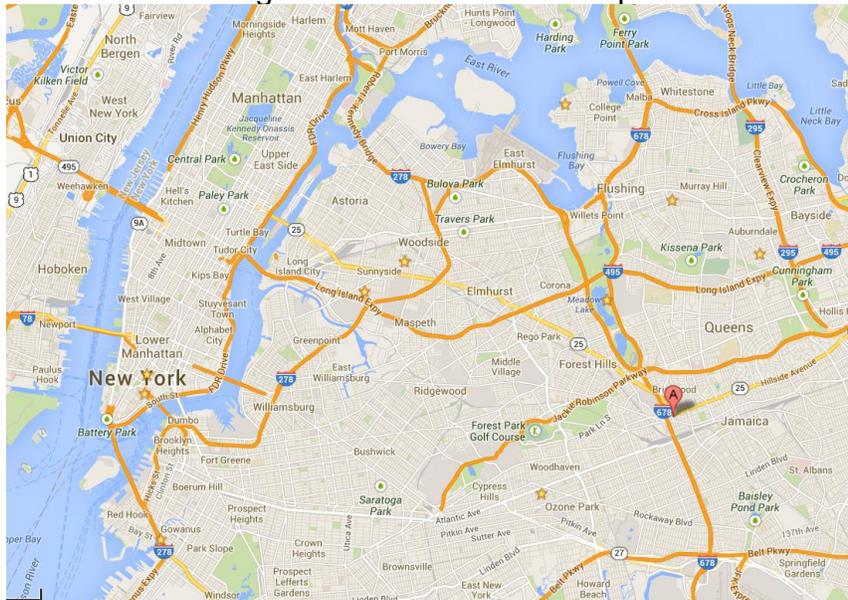
OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER’s website and a second fact sheet will be issued before remedial work begins.

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](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 Map**

