

Public Comment PeriodJune 6, 2014
to
July 6, 2014**Where can I view project documents?****Online at:**<http://www.nyc.gov/html/oer/html/repository/RQueens.shtml>

Internet access to view documents is available at the public library.

The closest location is:

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

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

Whom can I contact for project information?Alysha Alfieri
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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 Tamares Development I, LLC for enrollment of the property located at 25-11 & 25-17 38th Avenue in the Long Island City section of Queens, New York and identified as Block 368, Lot 34 and 36 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 July 6, 2014. 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 7,450 -square feet and is currently developed with a 2-story residential building and a 1-story commercial building partially occupied by an auto repair shop. The proposed future use of the property will be a 7-story mixed-used residential/manufacturing building with a full cellar. Cellar will be used for utilities and parking.

Summary of RIR

The environmental investigation identified between one to five feet of historic fill. Semivolatile organic compounds (SVOCs) and metals were detected above the cleanup guidelines in soils. Groundwater samples identified SVOCs and metals slightly exceeding Groundwater Quality Standards. Soil vapor samples indicated petroleum-related and chlorinated VOCs at low concentrations.

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.
- Establish Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill exceeding Track 1 SCOs. For development purposes, entire footprint of new building will be excavated to a depth of approximately 14-16 feet below grade and 16-18 feet below grade for the elevator pit.
- 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.
- Submission of a RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP.

The following elements will be built as part of new construction/development. If Track 1 cleanup not achieved through end point samples, these elements will constitute Engineering and Institutional controls:

- Construction and maintenance of an engineered composite cover consisting of a -foot thick mat slab foundation resting on a 3-inch mud slab beneath the building footprint.
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building and behind the foundation walls of the proposed building.
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- The property will continue to be registered with E designation at NYC Department of Buildings.

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

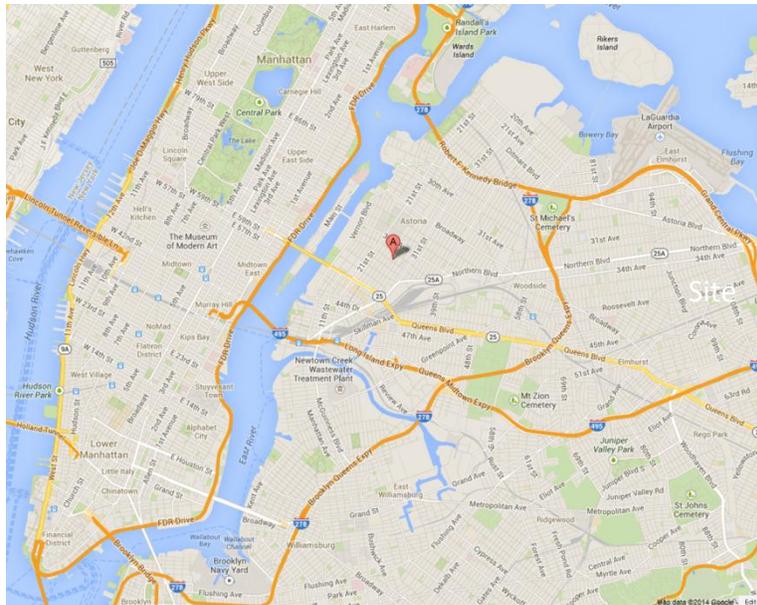


Figure 2 – Site Map

