

## NYC VCP Cleanup Plan

### Available for Review and Comment

#### Public Comment Period

August 14, 2014  
to  
September 14, 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  
Hollis Branch  
202-05 Hillside Avenue  
Hollis, NY 11423

Please call (718) 465-7355 for hours of operation

#### Whom can I contact for project information?

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

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 186 Jamaica Avenue, LLC for enrollment of the property located at 186 Jamaica Avenue in the Hollis section of Queens, New York and identified as Block 10352, Lot 108 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 September 14, 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 47,000-square feet and is currently unoccupied and contains a vacant one-story masonry building (approximately 7,680 square feet) and asphalt paved surfaces. The proposed site redevelopment will consist of a new slab on grade 6-story building for self-storage use. The building footprint area is 15,850 square feet.

**Summary of RIR:** Historic fill exists to a depth of about two to eight feet on site. Soil samples showed several Semi Volatile Organic Compounds (SVOCs) and metals above commercial use standards. Groundwater samples identified three metals above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related compounds and chlorinated VOCs. Chlorinated compounds are below the monitoring/mitigation level ranges established by the New York 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 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 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Hotspot excavations will be completed at two (2) locations across the Site. The hotspot excavations will be conducted at soil borings SB-1 and SB-4 and will consist of approximate 10.0 foot by 10.0 foot by 6.0 foot deep remedial excavations;
- 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;
- Submission of an RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements will be implemented as Engineering & Institutional controls:

- Installation of a vapor barrier system;
- Construction and maintenance of an engineered composite cover;
- Submission of an approved Site Management Plan in the RAR for long-term management of residual contamination; and
- Continued registration of property with an E designation at the 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.

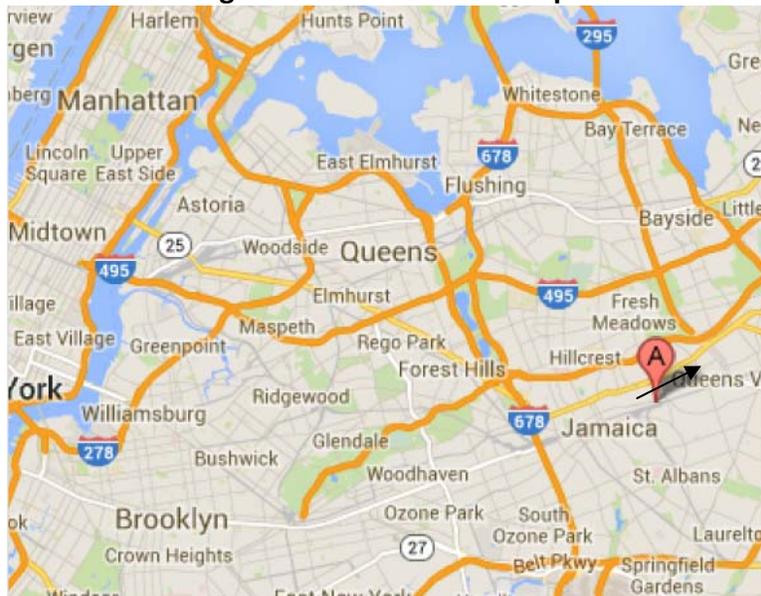
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](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**

