

**NYC VCP Cleanup Plan
Available for Review and Comment****Public Comment Period**September 26, 2014
to
October 26, 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?Rebecca Bub
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-2073
rbub@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.govFor more information visit:
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 Athenica Environmental Services, Inc. for enrollment of the property located at 40-05 Crescent Street in the Dutch Kills section of Queens, New York and identified as Block 406, Lot 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 October 26, 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 12,500 sq. ft and contains a 1-story warehouse used for offices and storage. The proposed future use of the Site will be a 5-story mixed commercial and residential use building with a cellar and sub cellar.

Summary of RIR

The environmental investigation identified urban fill material up to depths of 8 feet. One VOC and several metals were identified above the cleanup guidelines in soil. Several VOCs and metals were found above Groundwater Quality Standards. Soil vapor samples showed low to moderate levels of petroleum-related and chlorinated VOCs within 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 NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The entire site will be excavated to a depth of 21 to 24 feet below grade surface. Approximately 10,000 cubic yards of soil will be excavated and removed from Site;
- 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 and appropriate segregation of excavated media onsite;
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and Institutional Controls:

- Construction and operation of a sub cellar level ventilated garage per codes and requirements of NYC Department of Buildings;
- Installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade;
- Installation and operation of a Passive Sub-Slab Depressurization System within two mechanical rooms of the sub cellar (non-parking areas);
- Construction and maintenance of an engineered composite cover consisting of 8" of concrete building slab below the footprint of the new building;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property if Track 1 cleanup is not achieved.

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 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

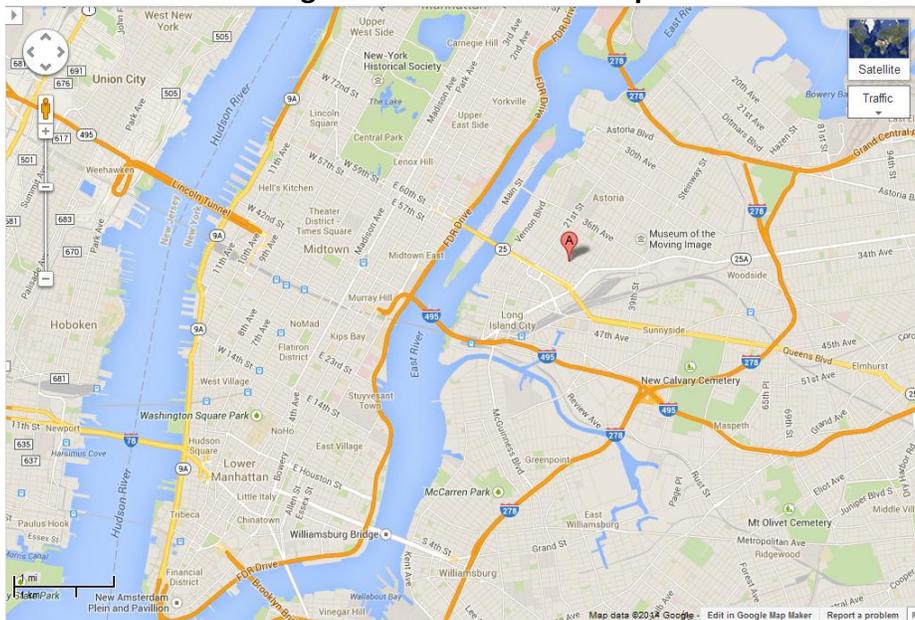


Figure 2 – Site Map

