

## Public Comment Period

June 5, 2015  
to  
July 5, 2015

## 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 Branch  
1043 41st Ave  
Long Island City, NY 11101

Please call (718) 937-6266  
for hours of operation

## Whom can I contact for project information?

Samantha Morris  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
(212) 341-2082  
[smorris@dep.nyc.gov](mailto:smorris@dep.nyc.gov)

and

Shaminder Chawla  
Deputy Director  
NYCOER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)

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 Vashie Ramlochan for enrollment of the property located at 32-08 38th Avenue in the Long Island City section of Queens, New York and identified as Block 381, Lot 11 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 5, 2015. 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 2,315 square feet and is currently developed with a three story mixed-use building with a rear yard. The proposed future use of the Site will be a renovated 3-story commercial building with a full cellar.

### Summary of RIR

The environmental investigation identified historical fill material to depths of 2 feet. Several metals, several SVOCs and one pesticide were found above cleanup guidelines in soil. One filtered metal and two SVOCs were also detected above Groundwater Quality Standards. Soil vapor samples showed low petroleum-related Volatile Organic Compounds (VOCs) and moderate levels of chlorinated VOCs above monitoring level ranges established by 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Selection of Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. The entire footprint of the Site will be excavated to a depth of at least 10 feet below grade for development purposes.
- Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials;
- Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations;
- Collection and analysis of end-point samples to confirm the quality of the material left in-place subsequent to excavation;
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
- Construction of an engineered composite cover consisting of the building's new 6-inch thick concrete cellar slab with a 4-inch layer of clean granular sub-base beneath the slab;
- Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building. The vapor barrier system will consist of Raven Industries 20-mil vapor barrier (VBP20 Plus);
- Installation of an active sub-slab depressurization system (SSDS) consisting of a single loop of horizontal pipe set in the middle of a gas permeable layer immediately beneath the building slab and vapor barrier system.
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site; and
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

**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.

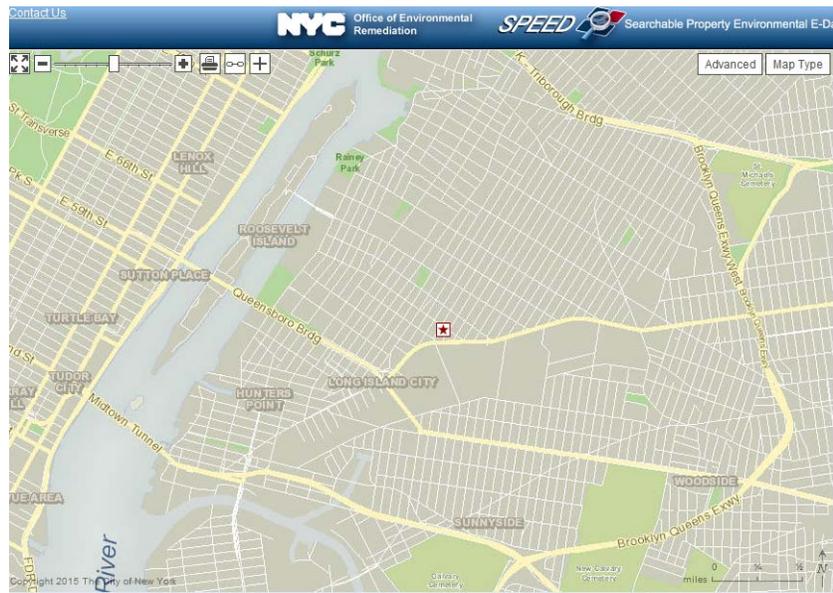
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building.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

