

NYC VCP Cleanup Plan Available for Review and Comment

Public Comment Period

July 16, 2015
to
August 15, 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:

Ridgewood Public Library
20-12 Madison Street
Ridgewood, NY 11385

Please call (718) 821-4770 for hours of operation

Whom can I contact for project information?

Amanda Duchesne
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 341-2077
ADuchesne@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
SChawla@dep.nyc.gov

For 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 19-02 Troutman Street, LLC for enrollment of the property located at 175 Woodward Avenue in the Ridgewood section of Queens, New York and identified as Block 3377, Lot 1 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 15, 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 4,500 square feet and is currently used for the storage of wood pallets and shipping containers. The proposed future use of the Site will be two multi-story buildings with a concrete-capped rear yard.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs) and metals above cleanup guidelines. There was one PCB exceedance identified in the groundwater samples. Soil vapor samples found chlorinated solvents above 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon (VOC) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. For development purposes, the 75% of the property will be excavated to depths of 11 feet below grade and the remainder 25% of Site will be excavated to 4 feet below grade. In addition, a hotspot area identified within 4 feet excavation will be further delineated and excavated to depths of 14 feet below grade. An estimated 850 tons of soil/fill will be removed from the Site and properly disposed off-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;
- 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, certifies that the remedial requirements have been achieved, defines the Site boundaries, 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) implemented will constitute Engineering and Institutional Controls:

- Installation of an active sub-slab depressurization system (SSDS) to be determined by post-excavation soil vapor sampling;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 6" of concrete slab below the footprint of the new building, and a concrete cap for the rear yard portion;
- 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

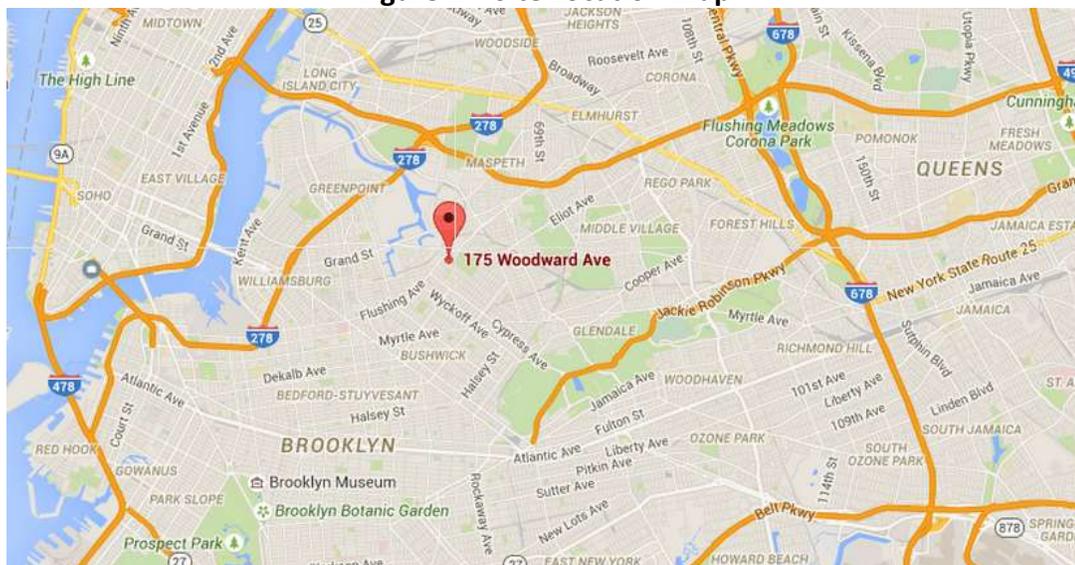


Figure 2 – Site Map

