

## Where can I view project documents?

### Document Repositories

Queens Public Library  
41-17 Main Street  
Flushing, NY 11355

Please call for hours of  
Operation

*and by appointment at*

NYC Office of  
Environmental Remediation  
253 Broadway, 14<sup>th</sup> Floor  
New York, NY 10007

M – F: 10 AM – 4 PM

### Public Comment Period

January 14, 2011  
to  
February 14, 2011

## Whom can I contact for project information?

### Project Contact

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

## NYC BCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City's Brownfield Cleanup Program (BCP). An application has been submitted by 39 Prince Realty, LLC for enrollment of the property on Block 4973, Lots 24 and 37, Flushing, NY into the BCP. The RIR details the results of 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 February 14, 2011. The RIR and draft RAWP are available for review at the public library listed at the left. Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

### **Site Description**

The site is comprised of one 31,928 square-foot parcel (lot 24) and one 7,800 square foot parcel (Lot 37). Lot 24 is currently developed as a paved parking lot that is open to the public. Lot 37 is vacant. Historically the site contained an auto body repair shop and a garage on Lot 34, and a gasoline station on Lot 37. The planned development of the site includes construction of a mixed-use development that includes a residential structure and a commercial facility with underground parking.

### **Summary of RIR**

The RI was performed in April 2010. With the results of an earlier study performed in May 2009, the study identified no volatile organic compounds (VOC) or PCBs in soil above soil standards. Soil contained semi-volatile organic compounds (SVOC) and metals at concentrations indicative of historic fill material. Soil borings in the location of a geophysical anomaly on the site showed no evidence of VOC, SVOC, metals, or PCBs. Groundwater has no VOCs, SVOCs, or PCBs and do not indicate any site impact on groundwater.

### **Summary of Proposed Remedial Action Work Plan**

The proposed remedy will achieve the highest level of soil cleanup available under the BCP (Track 1 cleanup). Remedial and construction activity will result in the removal and offsite disposal of soil throughout the site. The specific elements of the remedial action will include:

- Preparation of a Community Protection Plan and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan (CPP).
- Performance of Community Air Monitoring Program.
- Establishment of Track 1 Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill below street grade.
- Collection and analysis of end-point samples and comparison to Track 1 SCOs.
- Installation of a vapor barrier.
- Operation of a ventilated parking garage below grade.
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with all Federal, State and City laws and regulations for handling, transport, and disposal of material.

### **Next Steps**

OER will review the draft RAWP and all public comments submitted during the comment period and make a determination on the approval of the RAWP. The RAWP may be modified to address public comments and comments by OER. The approved document will be placed in the document repositories.