

**Where can I view project documents?**

**In person at:**

Queens Public Library  
Court Square Branch  
25-01 Jackson Avenue  
Queens, NY 11101  
Please call (718) 937-2790 for hours of operation.

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RQueens.shtml>

**Public Comment Period**

February 29, 2012  
to  
March 30, 2012

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

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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 Brownfield Cleanup Program (BCP). An application has been submitted by Queensboro Development, LLC for enrollment of the property located on Block 413, Lot 20, 22, and 27 in Queens County into the BCP (see figure on next page). 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 Remedial Action Work Plan**

OER is accepting public comments on the draft RAWP for 30 days through March 30, 2012. The RIR and draft RAWP are available for review at the Queens Public Library and on OER's website ([www.nyc.gov/oer](http://www.nyc.gov/oer)). Comments should be sent directly to Mr. Shaminder Chawla via mail or e-mail.

**Site Description**

The Site is approximately 18,500 square feet and is located at 23-10 41st Avenue in the Long Island City section in Queens, New York. Figure 1 shows the Site Location. The Site is bounded by 41<sup>st</sup> Avenue to the north, a two-story office and a one-story warehouse to the south, 24<sup>th</sup> Street to the east, and 23<sup>rd</sup> Street to the west. Currently, the Site is undergoing development and contains only construction equipment and facilities.

The proposed future use of the Site will consist of a 17-story mixed-use residential and commercial building. The proposed redevelopment plan includes the construction of one 18,500 square foot, 17-story building, with a sub cellar, cellar, two floors of parking, and residential units from floors 4 through 17. The cellar, several steps down from street level, is considered the first floor of the building.

**Summary of Remedial Investigation Report**

The Remedial Investigation (RI) included the installation of 18 soil borings, 11 permanently cased groundwater monitoring wells, 8 temporary groundwater wells, and 6 soil gas probes. The results of the RI included the following:

Soil included urban fill materials consisting of fine silty sand with some clay from grade to the water table and fine and medium silty sand to bedrock. Bedrock at the site ranges from 20 to 40 feet below grade, from east to west. PCBs were not detected at the site. Low levels of SVOCs, metals, and pesticides were detected in the soil. There were high levels of BTEX-related VOCs in soil, related to NYSDEC Spills #0412186 and #1103281.

Groundwater was encountered at a depth of approximately 10 feet to 20 feet below grade, from west to east. Groundwater analytical results indicated many VOCs (BTEX compounds) and were detected above NYSDEC 6NYCRR Part 703.5 Groundwater Quality Standards (GQS). There were low levels of SVOCs (normally associated with historic fill), and metals slightly exceeded GQS.

The soil gas sampling results indicated the presence of extremely high levels VOCs including BTEX compounds in the area surrounding the gasoline spill. There were also high levels of chlorinated VOCs, 1,1,1-trichloroethane (TCA), trichloroethene (TCE) and tetrachloroethene (PCE) in the area around a waste oil tank which contained solvents. Carbon tetrachloride was not detected in any of the samples.

**Summary of Proposed Remedial Action Work Plan**

The specific elements of the remedial action will include:

- Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 2 Restricted-Residential Soil Cleanup Objectives (RRSCOs) for the entire Site;
- Installation of a watertight, four-foot wide secant pile foundation wall around the entire site and into the underlying bedrock surface;
- Excavation and removal of soil exceeding RRSCOs;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of RRSCOs;
- Installation of an engineered composite cover (vapor barrier and building slab) to prevent exposure to any residual soil/fill at the site;
- Installation of an active sub-slab depressurization system beneath the building to the extent not restricted by competent bedrock;
- Transportation and off-site disposal of all soil at permitted facilities in accordance with applicable laws and regulations;
- Submission of a Remedial Action Report (RAR) certifying that the remedial requirements have been achieved;
- Submission of an approved Site Management Plan (SMP) in the RAR; and
- Recording of a Declaration of Covenants and Restrictions that includes a listing of Engineering Controls, Institutional Controls, and a requirement that management of these controls must be in compliance with an approved SMP.

### Next Steps

OER will review the project documents and consider all comments submitted during the public comment period before it approves the RWAP. The approved documents 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 first 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 more information regarding the New York City's Brownfield 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>

Figure 1: Site Location



Figure 2: Site Map

