

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Queens Public Library
Long Island City Branch
37-44 21st Street
Queens, New York 11101

Please call (718) 990-0728 for hours of operation

and electronically at:

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

Public Comment Period

July 31, 2013
to
August 31, 2013

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
Assistant 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 28th Street Con LLC for enrollment of the property located at 42-12 28th Street in the Long Island City section of Queens, New York and identified as Block 422, Lots 7 and 30 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 31, 2013. 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 26,163 square feet and is currently vacant. The proposed future use of the Site consists of a 60-story residential apartment building with retail space, parking, and an indoor pool. The cellar will occupy the entire site footprint.

Summary of RIR

The environmental investigation identified up to 5 feet of historic fill. Several Semi-Volatile Organic Compounds (SVOCs), metals and two pesticides were detected above cleanup guidelines.

Groundwater samples identified one Volatile Organic Compound (VOC) and several metals above Groundwater Quality Standards. No SVOCs, pesticides or PCBs were detected in groundwater. Soil vapor samples showed low concentration of petroleum related and chlorinated VOCs. TCE and PCE were detected within the 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;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs;
- 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 of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- As part of development, construction and maintenance of an engineered composite cover consisting of 8" thick concrete slab over 3" thick mud slab beneath the footprint of the new building and approximately two feet thick clean soil cap over the rest of property (Landscaped areas) to prevent human exposure to residual soil/fill remaining under the Site;
- As part of development, installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade;
- If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

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 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 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

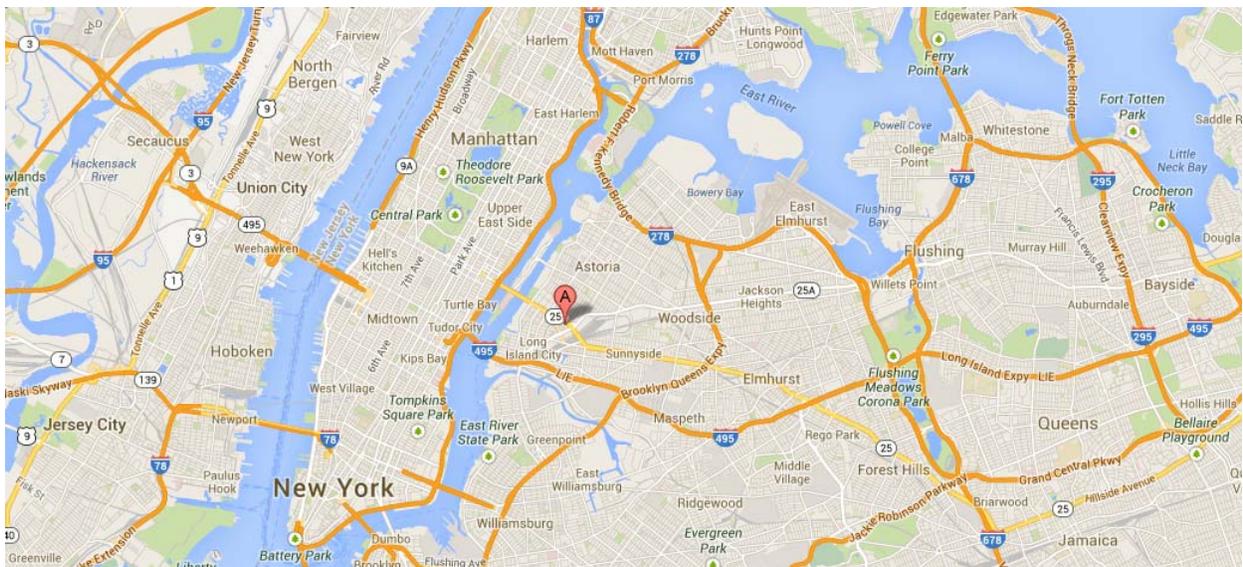


Figure 2 – Site Map

