

Public Comment Period

March 4, 2014
to
April 4, 2014

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 City Branch
37-44 21st Street
New York, NY 11101

Please call (718) 752-3700
for hours of operation

Whom can I contact for project information?

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For more information visit:
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 C H 41 LLC for enrollment of the property located at 41-04 27th Street (aka 25-20 41st Avenue) in the Long Island City section of Queens, New York and identified as Block 415, Lot 26 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 April 4, 2014. 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 Ms. Hannah Moore via mail or e-mail (see contact information at left).

Site Description:

The Site is 500-square feet and is currently vacant and developed with one and two story commercial structures. This project consists of redeveloping the entire Site with a 8-story mixed use building with dwelling units on floors 2 through 8. The building includes a full 10 foot cellar, spanning the entire Site, which will be utilized for storage, utilities, and mechanical space.

Summary of RIR:

The environmental investigation identified no historic fill on the site. Soil samples detected one pesticide, five metals, and one VOC above cleanup guidelines. Groundwater samples identified two VOCs, and one SVOC above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related compounds and chlorinated VOCs, slightly exceeding 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 compounds;
- Establishment of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Entire property will be excavated to a depth of 10 feet;
- 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 of SCOs;
- Submission of an RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements will be implemented as Engineering & Institutional controls:

- Installation of a vapor barrier system, VaporBlock® Plus™ 20 manufactured by Raven Industries, beneath the building slab as well as behind foundation sidewalls of the proposed building;
- As a part of development, construction and maintenance of an engineered composite cover consisting of a concrete building slab;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
- Continued registration of property with E designation at the Department of Buildings.

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

