

NYC VCP Cleanup Plan Available for Review and Comment

Public Comment Period

April 30, 2015
to
May 30, 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:

Queens Library at Broadway
4020 Broadway
Queens, NY 11103

Please call (718) 721-2462 for hours of operation

Whom can I contact for project information?

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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 36-27 31st Street Property, LLC for enrollment of the property located at 36-27 31st Street in the Long Island City section of Queens, New York and identified as Block 600, Lot 16 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 May 30, 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 9,000 square feet and is currently vacant and contains a 1-story warehouse building. The proposed future use of the Site will consist of a 7-story mixed commercial and residential building.

Summary of RIR

The environmental investigation identified historical fill to depths of up to 4 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, one pesticide and one VOC were found above soil cleanup guidelines. Two SVOCs and several metals exceeded Groundwater Quality Standards. Soil vapor sampling found petroleum related VOCs at elevated concentrations.

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;
- Perform a Community Air Monitoring Plan (CAMP) for particulates;
- Establishment of Site Specific Track 4 Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. Portions of the Site will be excavated to a depth of approximately 2 to 6 feet below grade for development purposes;
- Collection and analysis of three end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier system beneath the building slab, footings, and elevator pit of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of a 8" thick concrete building slab across the entire footprint of the Site to prevent human exposure to residual soil/fill remaining under the Site;
- Construction and operation of a ventilated parking garage as per NYC Building Department's codes and requirements;
- Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Submission of a RAR that describes the remedial activities certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site; and
- The property will continue to be registered with an E-Designation at the NYC Buildings Department.

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

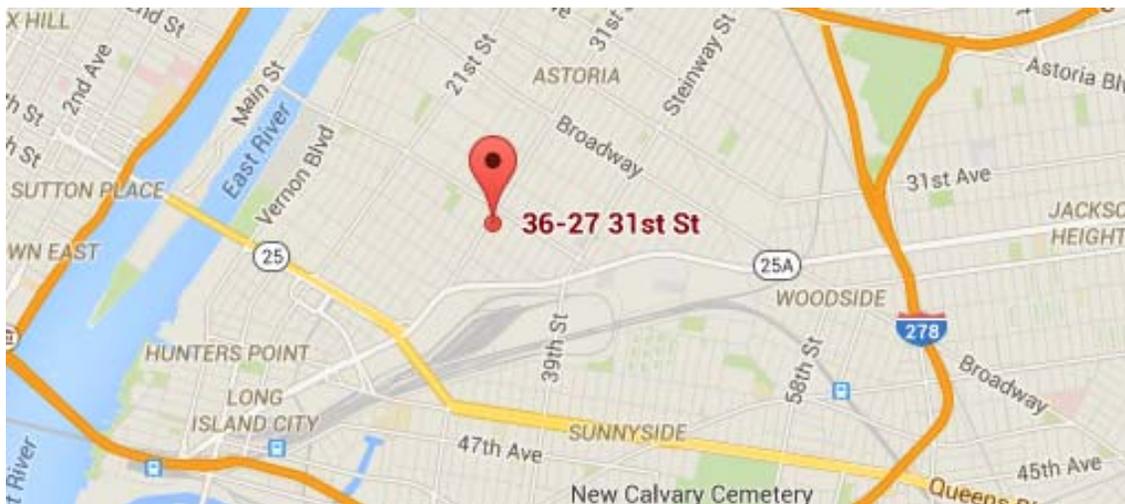


Figure 2 – Site Map

