

NYC VCP Cleanup Plan

Available for Review and Comment

Public Comment Period

May 12, 2015
to
June 12, 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 Public Library
Long Island City Branch
37-44 21st Street
Queens, 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

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 GP Keystand, LLC for enrollment of the property located at 31-19 37th Avenue in the Long Island City section of Queens, New York and identified as Block 600, Lot 1 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 June 12, 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 3,752 square feet and currently consists of a one-story warehouse style building used for office space. The building occupies the entire lot of the property. The proposed future use of the Site will be a new 6 story residential and commercial building, covering the whole lot with the exception of a 15 feet setback from 37th Avenue. There will be a cellar under the footprint of the building to be used as utilities and tenant storage.

Summary of RIR

The environmental investigation showed that no well-defined historic fill layer was identified at the site. Several metals were detected above cleanup guidelines in soil. Several metals and one VOC were above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum related VOCs and elevated level of one chlorinated VOC (trichloroethylene), above the monitoring 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. For development purposes, the entire site with an exception of the 15-foot setback along 37th Avenue will be excavated 12 feet below sidewalk grade. Approximately 1,500 cubic yards of soil will be excavated and removed from Site;
- 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;

If Track 1 Unrestricted Use cleanup is not achieved, the following construction elements Implemented as part of new development will constitute Engineering and institutional Controls:

- As part of new development, installation and operation of a passive sub-slab depressurization system beneath the footprint of the building;
- As part of new development, installation of a vapor barrier system below the concrete slab of the building as well as behind foundation walls of the proposed building;
- As part of new development, construction and maintenance of an engineered composite cover consisting of 6" thick concrete building slab to prevent human exposure to residual soil/fill remaining under the site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property if Track 1 cleanup is not achieved.

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

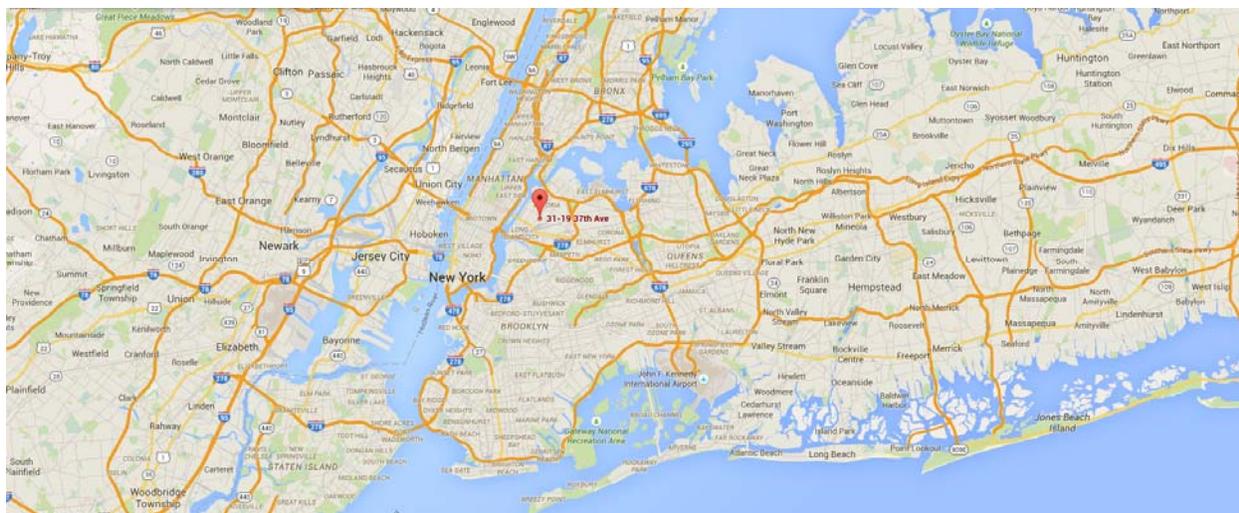


Figure 2 – Site Map

