

Public Comment Period

August 10, 2015
to
September 10, 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
Long Island City, NY 11101

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

Whom can I contact for project information?

Alysha Alfieri
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-676-0459
aalfieri@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

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 Kayafas Contracting Company for enrollment of the property located at 31-07 38th Avenue in the Long Island City section of Queens, New York and identified as Block 373, 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 September 10, 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 6,000 square-foot site consists of an auto body repair and painting shop and contains a one-story warehouse and partial basement. The proposed future use of the property will be a 6-story mixed use residential and commercial building with a partial cellar used for mechanical and utility equipment. The existing Lot 1 will be subdivided so that the eastern half will comprise only the Site.

Summary of RIR

The environmental investigation identified metals above cleanup guidelines in soil and Volatile Organic Compounds (VOCs) and Semi Volatile Organic Compounds (SVOCs) above Groundwater Quality Standard (GQS). Soil vapor samples showed elevated levels of chlorinated and petroleum-related compounds.

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;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill exceeding Track 4 Restricted Residential Use SCOs. Partial excavation will be performed in the southwest portion of the Site to a depth of approximately 12 feet below grade and across portions of the Site to a depth of approximately 5 feet below grade for footings and elevator pit. An estimated 650 cubic yards of soil will be removed from the 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. Appropriate segregation of excavated media on Site;
- Performance of additional site characterization sampling and collecting soil and soil vapor samples to complete the remedial investigation scope for this Site.
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system beneath the building slab and new footings. A vapor barrier consisting of Raven Industries Vaporblock 20 Plus beneath the building slab;
- Construction and maintenance of an engineered composite cover consisting of concrete slab across the footprint of the new building;
- Installation and operation of an active sub-surface depressurization system;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (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;
- Submission of a RAR that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP; and
- Continued registration with E designation for the property.

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

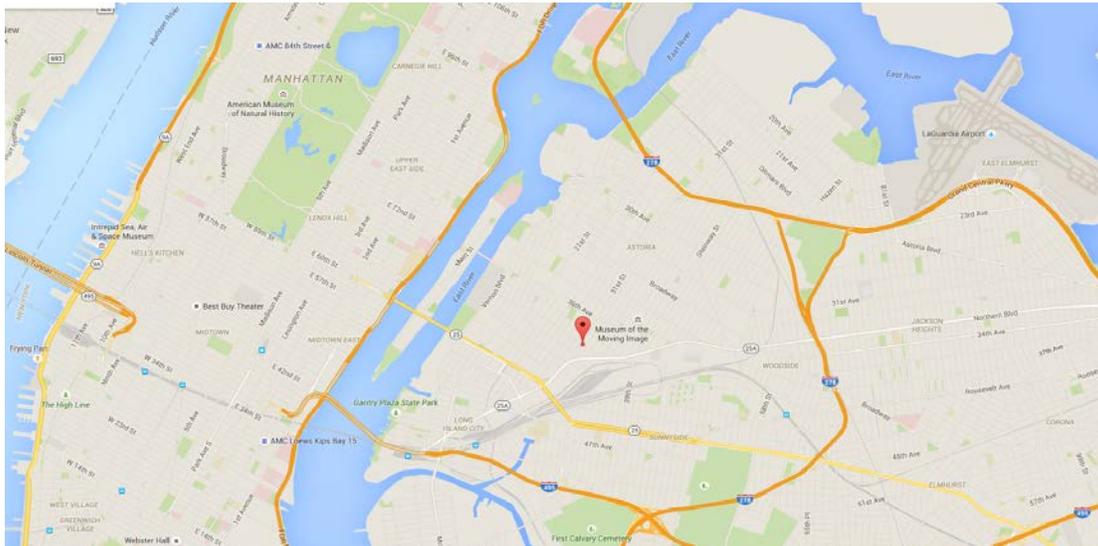


Figure 2 – Site Map

