

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Queens Library
Long Island City Branch
37-44 21 Street
Long Island City, NY 11101

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

and electronically at:

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

Public Comment Period

June 7, 2013
to
July 7, 2013

Whom can I contact for project information?

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and

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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 AYG Enterprises, LLC for enrollment of the property located at 32-04 38th Avenue in the Long Island City section of Queens, New York and identified as Block 381, Lot 9 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 July 7, 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 4,685 square feet and is currently developed with a 2-story multi-family house and parking lot. The proposed future use of the Site consists of a 6-story mixed use building with a cellar level parking garage.

Summary of RIR

The environmental investigation identified up a 1 to 2 foot layer of historic fill present below the basement slab of the house. Several Semi Volatile Organic Compounds (SVOCs), four metals and two pesticides were detected above cleanup guidelines.

Groundwater samples detected no Volatile Organic Compounds (VOCs), with the exception of acetone. Several metals and SVOCs were detected above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs, including PCE, TCE, TCA and Carbon tetrachloride, at generally low concentrations and below the monitoring level ranges established by New York State DOH.

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 compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. The Site will be excavated to between 11 and 15 feet below grade as part of new construction;
- 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 concrete sidewalks and building slab;
- As part of development, installation of a vapor barrier system below the building slab and behind the foundation walls of the new building;
- Submission of a Remedial Action Report (RAR) and an approved Site Management Plan (if Track 1 is not achieved) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, inspection and periodic certification of Engineering and Institutional Controls; and
- If Track 1 SCOs are not achieved, a restrictive declaration limiting future use will remain on 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 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

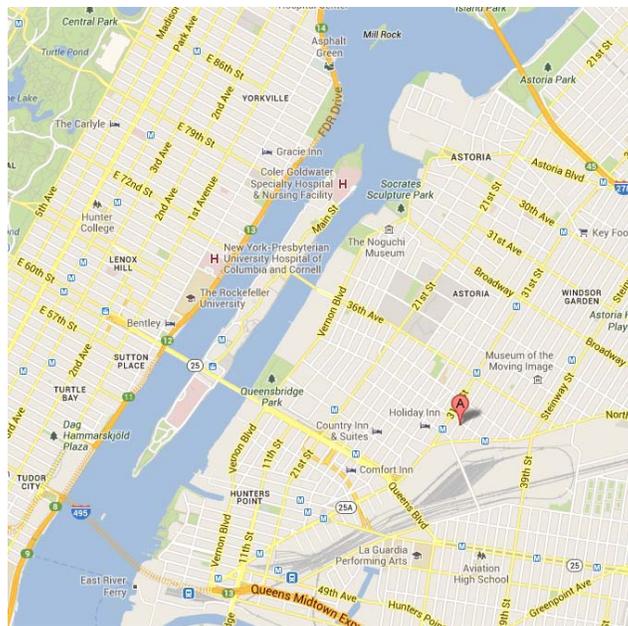


Figure 2 – Site Map

