

When is the public comment period?

December 12, 2013
to
January 12, 2014

Where can I view project documents?

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

Internet access to view project documents is available at the following public library:

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?

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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 Anastasios Matsikas for enrollment of the property located at 38-05 31st Street in the Long Island City section of Queens, New York and identified as Block 382, Lot 14 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 January 12, 2014. The RIR and draft RAWP are available for review at the document repository on OER's website. The online document repository can also be viewed at the Public Library branch identified in the box on the left. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

Site Description

The Site is 2,228 square feet and is vacant and undeveloped. The proposed future use of the Site consists of a six-story mixed use building. The basement and the first floor will be used as community facility. From the second to the sixth floor of building, ten one-bedroom residential apartments will be constructed.

Summary of RIR

The environmental investigation identified up to 5 feet of fill material. Three metals were detected above cleanup guidelines. Groundwater samples identified two VOCs and three metals above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs at generally low 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 SCOs. For development purposes, the entire site will be excavated to depths of eleven feet below grade;
- 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 system beneath the building slab and outside foundation sidewalls below grade;
- Construction and maintenance of an engineered composite cover consisting of 6" thick concrete slab covering the entire footprint of the lot to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP.

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

