



Public Comment Period

November 16, 2015
to
December 16, 2015

Where can I view project documents?

Online at:

[http://www.nyc.gov/html/oer/html/
/repository/RQueens.shtml](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
Jamaica Branch
89-11 Merrick Blvd
Jamaica, NY 11432

Please call 718-990-0700 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 BRP Development Corp. for enrollment of the property located at 147-12 to 22 and 148-02 Archer Avenue in the Downtown Jamaica section of Queens, New York and identified as Block 9998, Lots 83, 86-91, 93-95, and 101 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 December 16, 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 58,050 square feet and currently consists of vacant commercial, religious, and residential buildings, two vacant garages, and asphalt-paved lots. The proposed future use of the Site will be two mixed-use buildings (commercial and residential) with one 14- and one 27-story tower. The buildings will include cellar-level parking areas, mechanical/utility space, and some limited commercial storage space.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 10 feet. Several Semi-Volatile Organic Compounds (SVOCs), metals, and two pesticides are above cleanup guidelines in soil. Several VOCs, metals, and one pesticide are above Groundwater Quality Standards. Soil vapor samples showed low to moderate levels of chlorinated VOCs, among which PCE and TCE were above the monitoring/mitigation 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;
- Performance of additional site characterization consisting of soil, groundwater, and soil vapor sampling from newly installed borings, wells, and soil vapor implants. Supplemental RIR and RAWP report preparation based upon additional investigation results.
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The footprint of the new building will be excavated 16 feet below grade for the new building's cellar level. Approximately 51,000 tons 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 (as part of new development) will be implemented as Engineering and institutional Controls:

- As part of new development, installation of a vapor barrier system below the concrete slab underneath 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

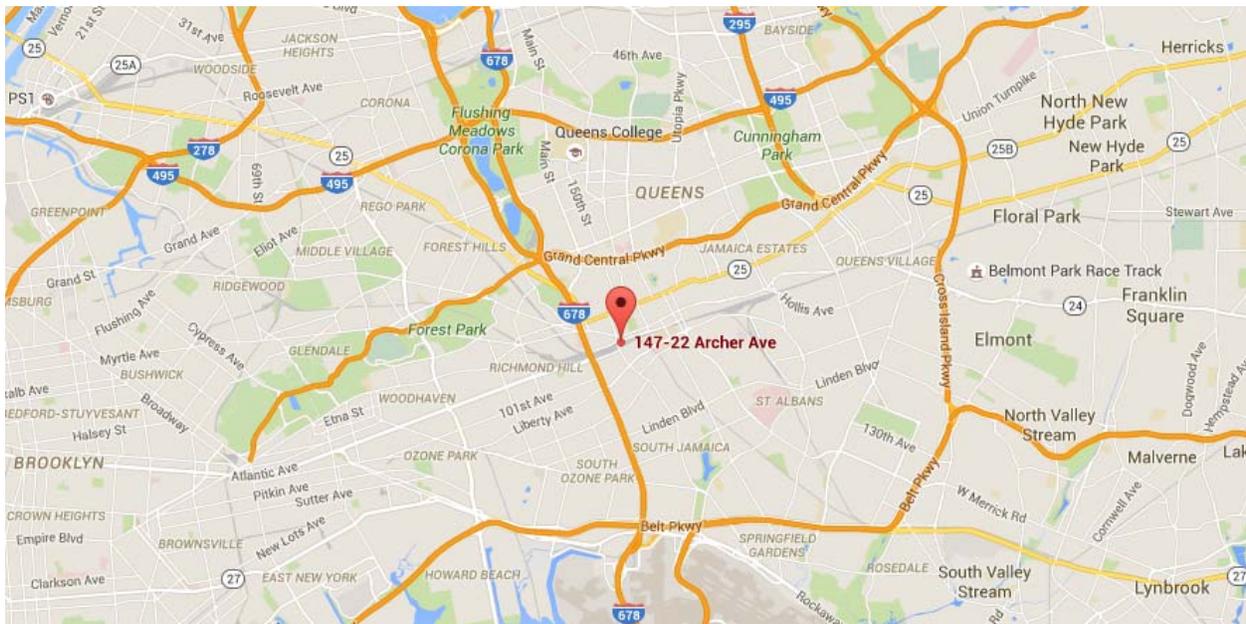


Figure 2 – Site Map

