

Public Comment PeriodDecember 9, 2015
to
January 9, 2016**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 Library
4020 Broadway

Long Island City, NY 11103

Please call (718) 721-2462 for hours of operation

Whom can I contact for project information?Katherine Glass
Project Manager
NYCOER100 Gold Street, 2nd Floor
New York, NY 10038
(212) 676-4925
kglass@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 Zoitco LLC for enrollment of the property located at 36-33 31st Street in the Long Island City section of Queens, New York and identified as Block 600, Lot 12 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 2nd 2016. 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 5,800 square feet and currently contains a vacant three-story residential apartment building with a detached garage. The proposed future use of the Site will be a mixed-use 7-story residential and commercial building.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 10 feet. No Semi-Volatile Organic Compounds (SVOCs), VOCs, pesticides are above cleanup guidelines in soil. Several metals were detected above cleanup guidelines. Groundwater was not encountered in the investigation. Soil vapor samples showed low levels of petroleum related and chlorinated VOCs, all were below 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;
- Selection of Restricted Residential Use (Track 2) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 2 Restricted Residential Use SCOs. The footprint of the new building will be excavated 10 feet below grade for the new building's cellar level. Approximately 1,000 tons of soil per fill 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;
- As part of new development, installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building.
- As part of new development, construction and operation of a grade-level parking garage with high volume air exchange in conformance with NYC Building Code
- 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.

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

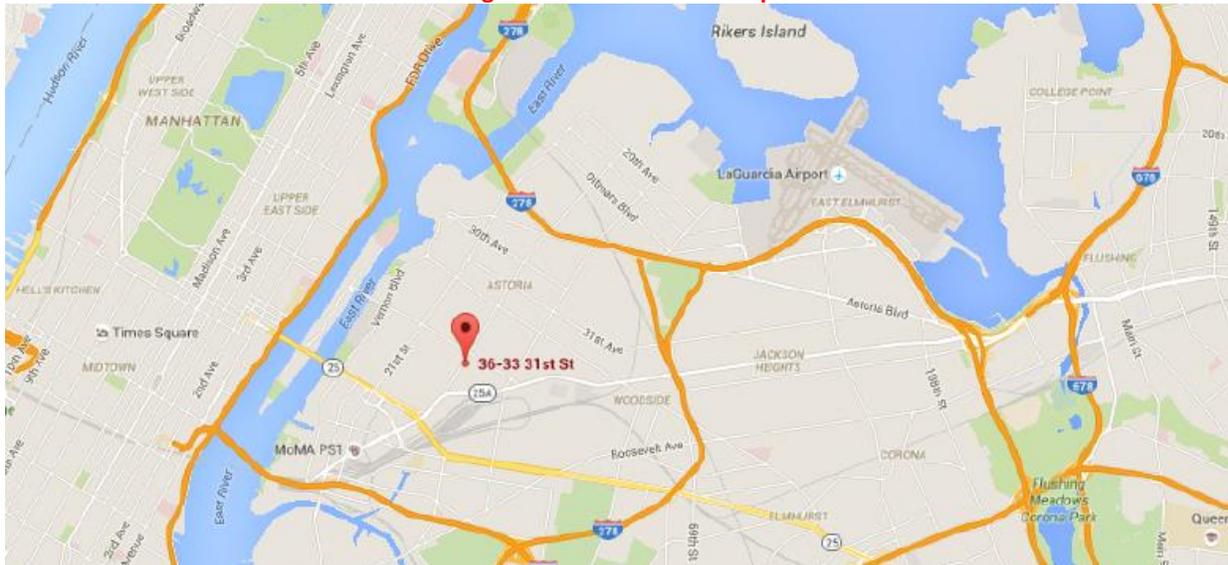


Figure 2 – Site Map

