

## Where can I view project documents?

### In person at:

Queens Library  
Court Square Branch  
25-01 Jackson Avenue  
Long Island City, NY 11101

Please call (718) 937-2790 for hours of operation

### and electronically at:

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

## Public Comment Period

June 5, 2013  
to  
July 5, 2013

## Whom can I contact for project information?

Zach Schreiber  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-788-3056  
[ZSchreiber@dep.nyc.gov](mailto:ZSchreiber@dep.nyc.gov)

and

Shaminder Chawla  
Assistant Director  
NYCOER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)

For more information visit:

[www.nyc.gov/oer](http://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 Forte Italia/Marco Hotel for enrollment of the property located at 42-02 – 42-10 Crescent Street in the Long Island City section of Queens, New York and identified as Block 414, Lot 23 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 5, 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 30,000 square feet and is currently developed as a paved parking lot and a pre-fabricated metal garage. The proposed future use of the Site consists of a 17-story hotel structure atop a one-story commercial base with two levels of subterranean parking.

### Summary of RIR

The environmental investigation identified from 4 to 6 feet of historic fill. Soil samples detected several SVOCs, metals, as well as one pesticide above cleanup standards.

Groundwater samples identified metals above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs at moderate concentrations and PCE was detected in one sample above the monitoring level ranges established by NYSDOH.

### 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 in excess of SCOs. The Site will be excavated to approximately 18 feet;
- 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, installation of a vapor/waterproof membrane system beneath entire building slab. A two level underground parking garage will be built below grade and will be ventilated in conformance with NYC building code
- As part of development, construction and maintenance of an engineered composite cover consisting of concrete building slab;
- If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency.
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved 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](http://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

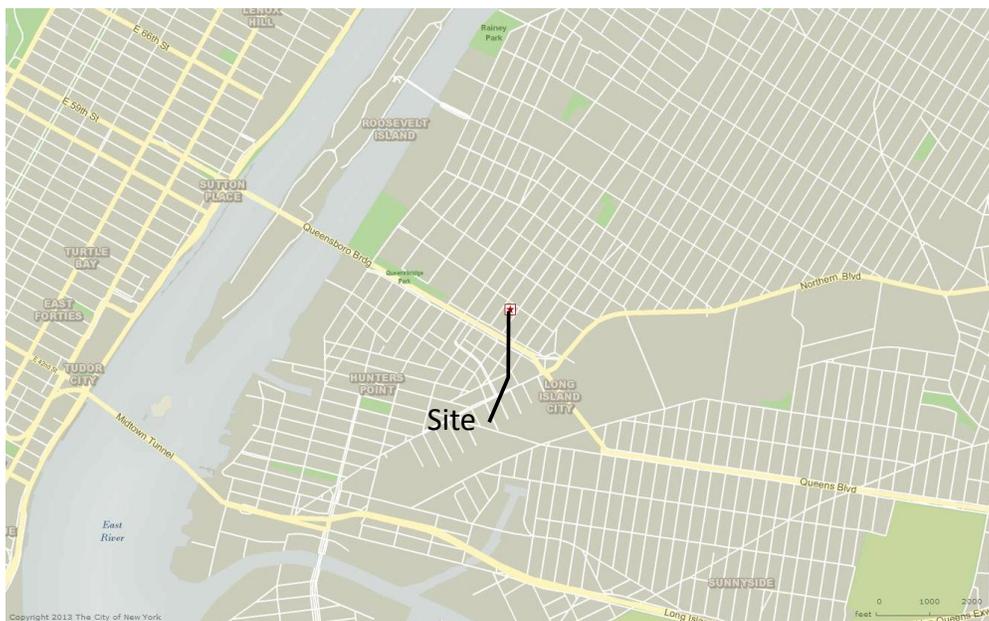


Figure 2 – Site Map

