

Where can I view project documents?

In person at:

Queens Library
Central Branch
89-11 Merrick Boulevard
Queens, NY 11432

Please call (718) 990-0700 for hours of operation

and electronically at:

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

Public Comment Period

September 4, 2012
to
October 4, 2012

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) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Bluestone Jamaica I, LLC for enrollment of the property located at 90-14 161st Street, Queens, New York and identified as Block 9757, Lot 18 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 October 4, 2012. 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 18,386 square-foot site is currently vacant. Historically, this Site has been used as a mix of residential buildings, commercial storefronts, office space, and parking. The proposed development is to construct two new 9-story towers for mixed use. The entire Site will be occupied by a full cellar.

Summary of RIR

The environmental investigation identified historic fill to a depth of approximately 12 feet below the ground surface. The soil/fill samples did not show any elevated levels of PCBs, pesticides, or volatile organic compounds (VOCs). Elevated levels of polycyclic aromatic hydrocarbons (PAHs) and metals were found in shallow soil samples and are believed to be associated with historic fill.

Groundwater samples showed no elevated levels of semi-volatile organic compounds (SVOCs), pesticides, PCBs, or VOCs. Metals findings indicate that on-site metals contamination is not mobilizing into groundwater. There is no evidence of a substantial source of groundwater contamination onsite.

Soil vapor samples identified petroleum-related and chlorinated VOCs at generally low concentrations, including tetrachloroethene which was found at levels within the monitoring range established by the State Department of Health. Trichloroethene was not detected in soil vapor.

Summary of the Remedy

The proposed remedial action is a Track 1 Unrestricted Use cleanup. 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;
- 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 Track 1 SCOs;
- Construction and maintenance of an engineered composite cover;
- Installation of a vapor barrier system beneath the building slab and behind foundation sidewalls as part of construction; Installation of a sub-grade ventilation system as part of construction of parking garage;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site.
- If the Track 1 SCOs are not attained, a Track 4 remedial action that will include both a deed notice and site management plan to address institutional and engineering controls will be implemented.

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

