

Where can I view project documents?

In person at:

Queens Public Library
Sunnyside Branch
43-06 Greenpoint Avenue
Long Island City, NY 11104

(Please call (718) 784-3033 for hours of operation)

and electronically at:

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

Public Comment Period

December 14, 2012
to
January 14, 2013

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 the New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Jans Realty LP for enrollment of the property located at 37-14 36th Street, Queens, New York and identified as Block 377, 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 January 14, 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 20,530 square foot site is currently used for automotive repair, maintenance and vehicle storage, and contains a one-story service garage and asphalt parking lot. The proposed future use of the Site consists of the construction of a new, 102,650 ft², eight-story car dealership and parking structure.

Summary of RIR

Soil samples collected during the RI showed no Pesticides, herbicides, and polychlorinated biphenyls (PCBs) at detectable concentrations. One VOC, acetone and five SVOCs were detected at concentrations above cleanup standards. Metals including copper, lead, mercury, and zinc were detected slightly above cleanup standards.

On-site groundwater samples collected during the RI showed no detectable concentrations of SVOCs, Pesticides, herbicides, PCBs. Several VOCs and metals were detected above their Groundwater Quality Standards (GQSS). PCE and TCE were also detected in groundwater.

Soil vapor detected several petroleum-related compounds and chlorinated VOCs. PCE and TCE were also detected in soil vapor. Neither PCE nor TCE were detected within any of the soil samples collected at the Site. Site's history and groundwater sample results for PCE and TCE suggest a possible off-site origin.

Summary of the Remedy

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Implement a CAMP for particulates and VOCs.
3. Establish Track 4 SCOs and excavation and removal of soil/fill exceeding SCOs above the groundwater table and where feasible.
4. 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. Appropriate segregation of excavated media onsite.
5. Apply oxygen release compound (ORC) to remedial excavation(s), if groundwater is encountered, to address residual petroleum contaminated groundwater.
6. Installation of a vapor barrier system beneath the building slab.
7. Construction and maintenance of an engineered composite cover consisting of concrete sidewalks and entrances and concrete capped basement foundation, six-inches in thickness, to prevent human exposure to residual soil/fill remaining under the Site;
8. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, and lists any changes from this RAWP.
9. Submission of an approved SMP and recording of deed restrictions that includes a listing of ECs and ICs.

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 Vicinity Map

