

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Queens Library
Long Island City Branch
37-44 21st Street
Long Island City, NY 11101

Please call (718) 752-3700 for hours of operation

and electronically at:

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

Public Comment Period

May 16, 2013
to
June 16, 2013

Whom can I contact for project information?

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and

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For more information visit:
www.nyc.gov/oer

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 Stemar Development for enrollment of the property located at 39-31 27th Street in the Long Island City section of Queens, New York and identified as Block 397, Lots 2, 3, 4 and part of 5 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 June 16, 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 5,225 square feet. Currently Lots 2 and 3 are under construction and Lots 4 and 5 are both developed with multi-story residential buildings. The proposed future use of the site will consist of an expansion of the Hotel Vetiver currently being developed on Lots 2 and 3.

Summary of RIR

The environmental investigation identified up to one foot of historic fill. Several Semi Volatile Organic Compounds (SVOCs), metals and two pesticides were detected above cleanup guidelines within the first foot of fill material.

Groundwater samples identified two Volatile Organic Compounds (VOCs) slightly above Groundwater Quality Standards. Soil vapor samples showed petroleum-related and chlorinated VOCs at trace concentrations and below the monitoring level ranges established by New York State DOH.

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 11 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, construction and maintenance of an engineered composite cover consisting of concrete sidewalks and building slab;
- As part of development, Installation of a vapor barrier system below the building slab and behind the foundation walls of the new building;
- 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 this RAWP; and
- If Track 1 cleanup is not achieved, property will continue to be flagged with E-designation by NYC Department of Buildings.

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

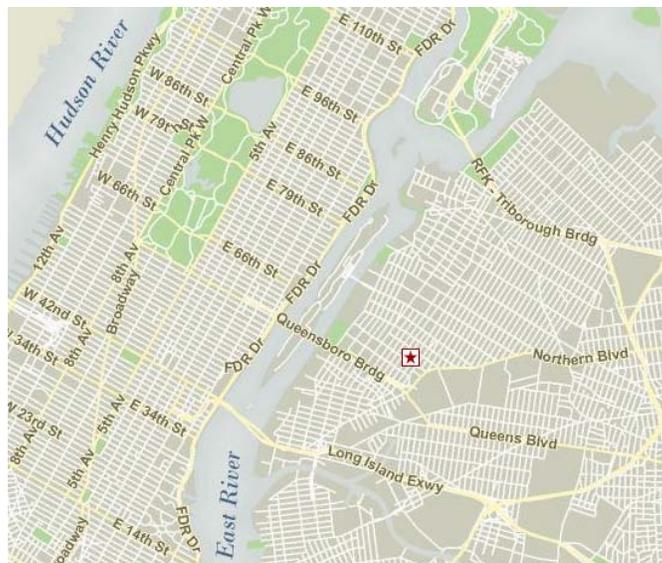


Figure 2 – Site Map

