

Where can I view project documents?

In person at:

Queens Public Library
Steinway Branch
21-45 31 Street
Long Island City, NY 11105

Please call (718) 728-1965 for hours of operation

and electronically at:

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

Public Comment Period

July 17, 2013
to
August 17, 2013

Whom can I contact for project information?

William Wong
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-0659
WiWong@dep.nyc.gov

and

Shaminder Chawla
Assistant 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 19-80 Steinway LLC for enrollment of the property located at 19-73 38th Street and 19-80 Steinway Street in the Astoria section of Queens, New York and identified as Block 811, Lot 1 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 August 17, 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 60,000 square feet and is currently a stalled construction project. The proposed future use of the Site consists of a 2-story/ 4-story residential building with a commercial space, partial basement and ancillary parking.

Summary of RIR

The environmental investigation identified up to 12 feet of historic fill. Volatile Organic Compounds (VOCs), SVOCs and metals were detected above cleanup guidelines.

Groundwater samples identified trace levels of VOCs and three metals above Groundwater Quality Standards.

Soil vapor samples indicated low levels of petroleum related and chlorinated VOCs, 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 4 Site Specific Soil Cleanup Objectives (SCOs);
- Removal of existing stockpile of soil in the center of the property near 38th Street;
- 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;
- As part of development, construction and maintenance of an engineered composite cover consisting concrete building slab beneath the building to prevent human exposure to residual soil/fill remaining under the Site.
- 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; and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved and lists any changes from this 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

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

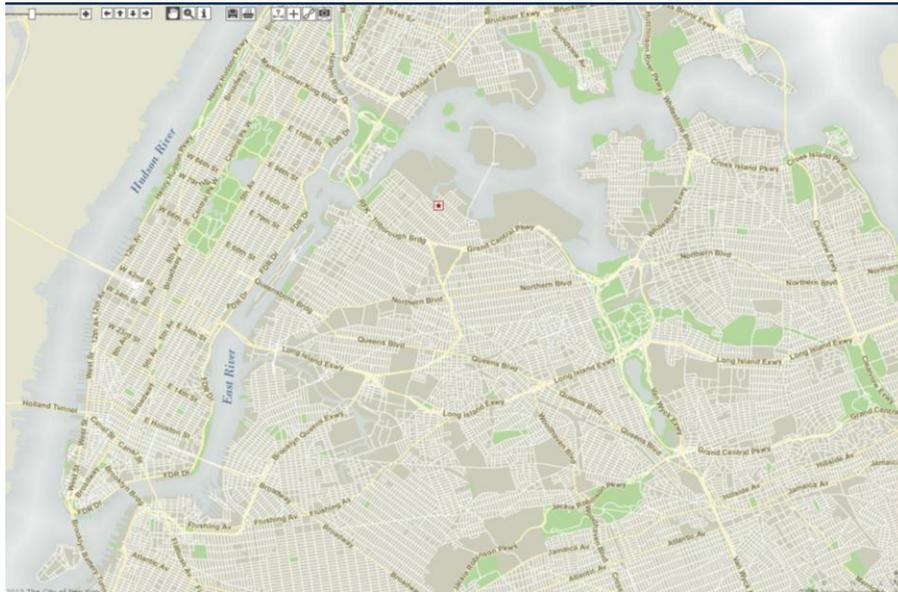


Figure 2 – Site Map

