

Where can I view project documents?

In person at:

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

August 1, 2013
to
September 1, 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 New York City's Voluntary Cleanup Program (VCP). An application has been submitted by River Bridge Towers, LLC for enrollment of the property located at 27-01 41st Avenue in the Long Island City section of Queens, New York and identified as Block 405, Lot 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 September 1, 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 10,000-square feet and is currently vacant. The proposed future use of the Site consists of a 6-story condominium building with commercial uses on the first floor and with a full cellar to be used for parking.

Summary of RIR

The environmental investigation identified up to five feet of historic fill. No volatile organic compounds (VOC) or PCBs were detected. Five semi-volatile organic compounds (SVOCs), three metals and one pesticide were detected above cleanup guidelines in soils. Groundwater samples identified four metals above Groundwater Quality Standards. Soil vapor samples indicated petroleum-related and chlorinated VOCs at moderate to high concentrations. The PCE and TCE concentrations identified are within monitoring level ranges established within the New York State DOH soil vapor guidance matrices.

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. For development purposes, the Site will be excavated to approximately 12 feet. If needed, additional excavation will be performed to attain Track 1 cleanup SCOs;
- Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
- 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; 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

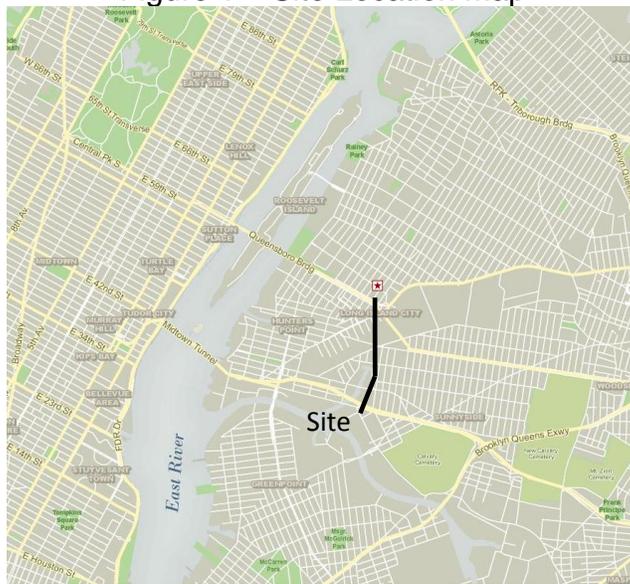


Figure 2 – Site Map

