

Public Comment Period

February 6, 2014
to
March 6, 2014

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library.

The closest location is:

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

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

Whom can I contact for project information?

Eric Ilijevich
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-2034
eiljevich@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYC OER
(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 Gil Homes for enrollment of the property located at 25-10 38th Avenue in the Long Island City section of Queens, New York and identified as Block 387, Lot 17 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 March 6, 2014. 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 4,000-square feet and is currently developed with a one-story vacant commercial warehouse building. The proposed future use of the Site consists of a new 7-story residential apartment building with a cellar reaching 75% of the property extents and the remaining 25% covered with enclosed ground-level parking.

Summary of RIR

The environmental investigation identified one foot of historic fill. Volatile organic compounds (VOCs), PCBs, pesticides, semi-volatile organic compounds (SVOCs), or metals were detected slightly above the cleanup guidelines in soils. Groundwater samples identified no VOCs, pesticides, PCBs or metals above Groundwater Quality Standards. Soil vapor samples indicated petroleum-related and chlorinated VOCs at low concentrations. One VOC was detected within monitoring level ranges established within the New York State Health Department 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.
- Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill for development purposes. Entire footprint of new building will be excavated to a depth of approximately 8 feet below grade and rear yard will be excavated to two feet below grade for development purposes.
- 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.
- Submission of a RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP.

The following elements will be built as part of new construction/development. If Track 1 cleanup not achieved through end point samples, these elements will constitute Engineering and Institutional controls:

- Construction and maintenance of an engineered composite cover consisting of a 6 inch thick concrete basement slab and two feet of soil cap in rear yard.
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building and behind the foundation walls of the proposed building.
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- The property will continue to be registered with E designation at 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

