

Public Comment Period

March 19, 2014
to
April 18, 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
Ozone Park Branch
9224 Rockaway Boulevard
Jamaica, NY 11417

Please call (718) 845-3127 for hours of operation

Whom can I contact for project information?

Samantha Morris
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-2082
SMorris@dep.nyc.gov

and

Hannah Moore
NYCOER
(212) 442-6372
HMoore@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 Liberty Square in Ozone Park, LLC for enrollment of the property located at 102-16 Liberty Avenue (aka 102-14 Liberty Avenue) in the Ozone Park section of Queens, New York and identified as Block 9523, Lots 4 and 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 April 18, 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 Ms. Hannah Moore via mail or e-mail (see contact information at left).

Site Description:

The Site is 9,693-square feet and is currently vacant and capped with asphalt. This project consists of redeveloping the entire Site with two 1-story retail buildings over the entire footprint of the site. There will be four retail units on site. The building includes a partial 11 foot cellar, which will be utilized for storage, utilities, and mechanical space.

Summary of RIR:

The environmental investigation identified no historic fill on the site. Soil samples detected no contaminants above commercial use cleanup guidelines. Groundwater samples identified one pesticide and two metals above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related compounds and chlorinated VOCs, all below the monitoring/mitigation level ranges established by the New York State Department of Health.

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 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Entire property will be excavated to a depth of 4 feet with additional excavation to 11 feet in the cellar area;
- 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;
- Submission of an RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements will be implemented as Engineering & Institutional controls:

- Installation of a vapor barrier system;
- Construction and maintenance of an engineered composite cover;
- Submission of an approved Site Management Plan in the RAR for long-term management of residual contamination; and
- Continued registration of property with an E designation at the 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

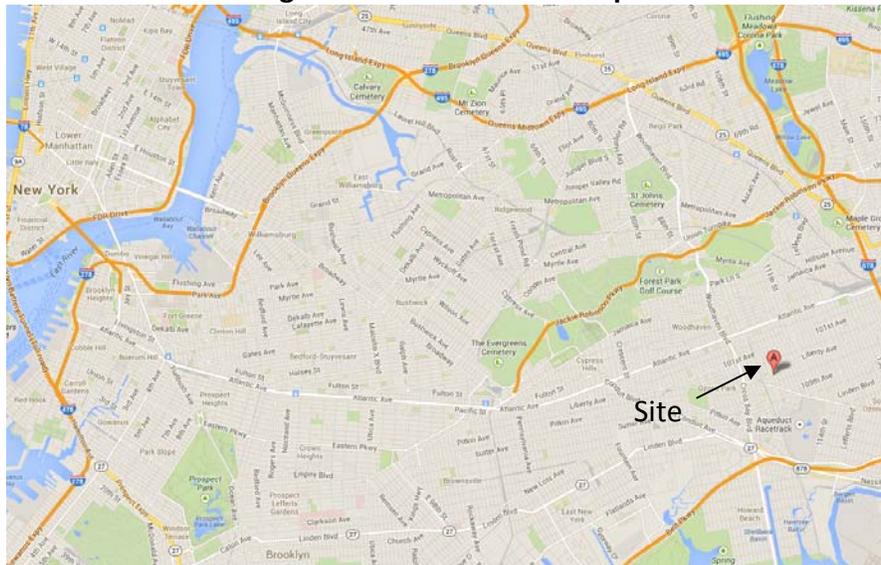


Figure 2 – Site Map

