

Public Comment PeriodMarch 9, 2015
to
April 9, 2015**Where can I view project documents?****Online at:**[http://www.nyc.gov/html/oer/html/
repository/RQueens.shtml](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
Broadway Branch
40-20 Broadway,
Queens, NY 11103Please call (718) 721-2462 for hours
of operation**Whom can I contact for project information?**Samantha Morris
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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 Jestam Global LTD for enrollment of the property located at 29-10 Broadway in the Astoria section of Queens, New York and identified as Block 586, Lot 35 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 9, 2015. 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 with internet access 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 20,000 square feet and currently consists of a one-story commercial building with a basement (western portion of the parcel) and a paved parking area (eastern portion). The proposed future use of the Site will be a 5-story residential and commercial use building with commercial units on the first floor and commercial space and parking in the cellar.

Summary of RIR

The environmental investigation identified historic fill material up to depths of 5 feet. Only one metal was detected above cleanup guidelines in soil. Several metals were detected above Groundwater Quality Standards. Soil vapor samples showed minor to moderate levels of petroleum-related and chlorinated Volatile Organic Compounds (VOCs), and tetrachloroethene (PCE) was detected within the monitoring/mitigation 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;
- Implementation of a Community Air Monitoring Plan for particulates and VOCs;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. For development purposes, the site will be excavated to a depth of 11 feet below grade
- 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 and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP.

If a Track 1 Unrestricted Use cleanup is not achieved, the following construction elements will be implemented as Engineering and institutional Controls:

- Installation of a passive Sub Slab Depressurization System (SSDS) in areas not used as ventilated parking;
- Installation of a vapor barrier system;
- Construction and maintenance of an engineered composite cover to prevent human exposure to residual soil/fill remaining at the Site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

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 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

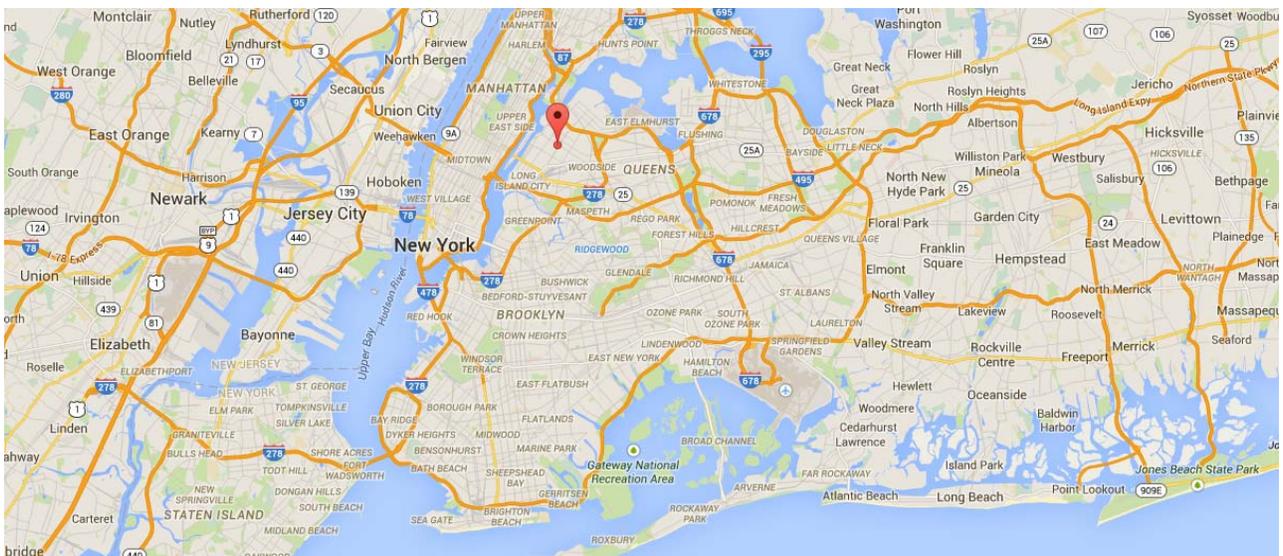


Figure 2 – Site Map

