

**NYC VCP Cleanup Plan  
Available for Review and Comment**

**Public Comment Period**

June 11, 2015  
to  
July 11, 2015

**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  
Flushing Branch  
41-17 Main Street  
Flushing, NY 11355

Please call (718) 661-1200 for hours of operation

**Whom can I contact for project information?**

Sarah Pong  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-442-8342  
[spong@dep.nyc.gov](mailto:spong@dep.nyc.gov)

and

Shaminder Chawla  
Deputy Director  
NYCOER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)

For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

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 Avery Group LLC and Wilson Realty Management for enrollment of the property located at 131-10 to 131-18 Avery Avenue and 131-24 to 131-32 Avery Avenue in the Flushing section of Queens, New York and identified as Block 5076, Lots 61, 65, 69, and 75 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 July 11, 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 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 21,640 square feet and is currently consists of 4 vacant commercial buildings. The proposed future use of the Site will be two, 6-story commercial buildings with a full cellar.

**Summary of RIR**

The environmental investigation identified several contaminants above cleanup guidelines in soil and above Groundwater Quality Standards. Soil vapor samples showed moderate levels of petroleum-related and high levels of chlorinated VOCs above 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Additional site characterization of Lot 61 prior to start of construction;
- Coordination of groundwater remedial activities with the neighboring Fowler Avenue Site (in State Brownfield Cleanup Program);
- Excavation and removal of soil/fill, including the VOC and PCB hotspots, exceeding Track 4 Site-Specific SCOs. Lots 65, 69, and 75 will be excavated 15 feet below grade for the cellar level;
- 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;
- Installation of interlocking sheet piles around the Site perimeter to minimize migration of groundwater contamination offsite;
- Treatment of residual groundwater contamination via injections to promote chemical reduction of chlorinated solvents;
- Post remedial quarterly groundwater monitoring to determine performance of groundwater remedy;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of 6" concrete slab;
- Construction and operation of a cellar level parking garage in conformance with NYC Building Code;
- 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 the RAWP;
- 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.

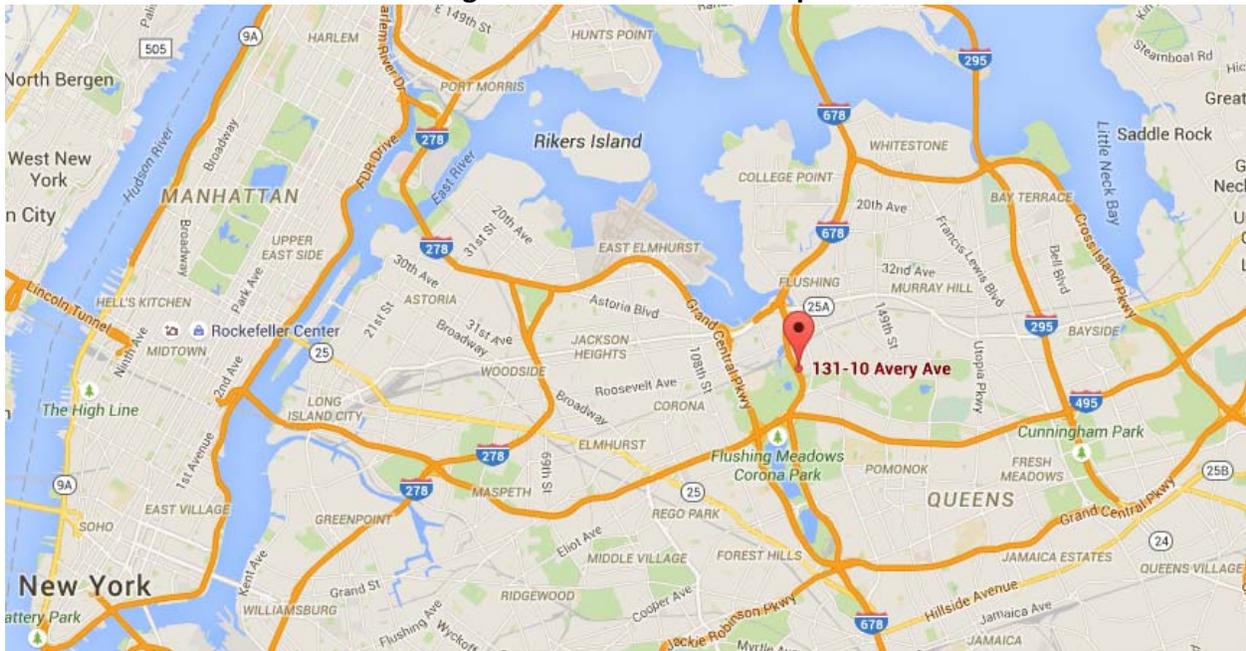
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://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**

