

Public Comment Period

October 20, 2015
 to
 November 20, 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 Library, Long Island City Branch,
 37-33 21st Street
 Long Island City, NY 11101

Please call 718-752-3700 for hours of operation

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 Fortress DK Group, LLC for enrollment of the property located at 31-14 38th Avenue, in the Long Island City section of Queens, New York and identified as Block 382 and 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 November 20, 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 4498 square feet and currently consists of a vacant 2-story residential and commercial building with a one-story garage on the southwest side of the property. The proposed future use of the Site will consist of a cellar containing parking, elevator pit and utility rooms; first floor commercial space, including a terrace and residential space on floors two through seven, providing a total of 18 apartments, including one duplex on the sixth floor.

Summary of RIR

The environmental investigation identified historical fill material up to depths of 6-8 feet. Several Semi-Volatile Organic Compounds (SVOCs) and metals were identified above cleanup guidelines in soil. Some metals were identified above Groundwater Quality Standards. Soil vapor samples showed low levels of petroleum-related and chlorinated VOCs. No VOCs were identified 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;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs); Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs. The cellar will require excavation to a depth of approximately 14 feet below existing grade. Approximately 546.75 tons of soil will be excavated and removed from Site;
- 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 Track 1 Unrestricted Use cleanup is not achieved, the following construction elements (as part of new development) will be implemented as Engineering and Institutional Controls:

- As part of new development, cover system consisting of 6-inch thick concrete cellar slab plus 20 mil vapor barrier over the entire site;
- As part of new development a vapor barrier will be installed beneath the slab, model Vaporblock Plus, 20 Mil Vapor & Gas Barrier.
- As part of new development, construction and maintenance of an engineered composite cover consisting of 6" thick concrete building slab to prevent human exposure to residual soil/fill remaining under the site;
- If Track 1 SCOs are not achieved, 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 if Track 1 cleanup is not achieved.

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

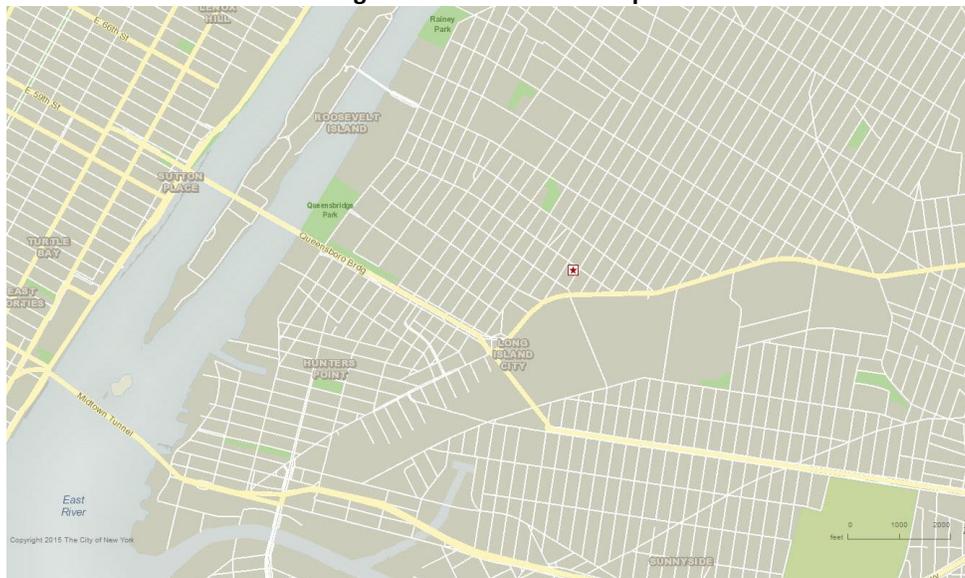


Figure 2 – Site Map

