

Public Comment Period

November 13, 2015
to
December 13, 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
Long Island City
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?

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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 11-51 47th Avenue Associates for enrollment of the property located at 11-51 47th Avenue in Long Island City section of Queens, New York and identified as Block 56, Lot 1 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 December 13, 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 10,800 square feet and currently site is vacant and was recently used as office/warehouse space for various tenants and taxi/limo parking and repair services. The Site contains one 2-story building, a shed storage structure and asphalt paved parking area. The proposed future use of the Site will be a 12 story mixed-use residential and commercial retail building with 60 residential units

Summary of RIR

The environmental investigation identified historical fill material up to depths of 15 feet. Several Semi-Volatile Organic Compounds (SVOCs), VOCs, metals, two pesticides and one Polychlorinated-Biphenyl (PCB) are above cleanup guidelines in soil. Several VOCs, SVOCs and metals are above Groundwater Quality Standards. Soil vapor samples showed low to moderate levels of petroleum related and high levels of chlorinated VOCs, among which PCE was 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 Site Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Unrestricted Use SCOs. The footprint of the new building will be excavated 2 feet below grade for the new building's cellar level; a small portion of property will be excavated to the depths of approximately 8 feet below grade for the elevator pit. Approximately 1200 cubic yards 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;
- Installation and operation of a soil vapor extraction system;
- Installation and operation of an active sub-slab depressurization system;
- Installation of a vapor barrier system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction of an engineered composite cover consisting of 8-inch thick reinforced concrete foundation slab and 12-inch thick reinforced foundation walls to prevent human exposure to residual soil/fill remaining under the Site;
- Construction and operation of a grade-level parking garage with high volume air exchange in conformance with NYC Building Code;
- 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;
- Continued registration with E-designation for the property; and
- 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.

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

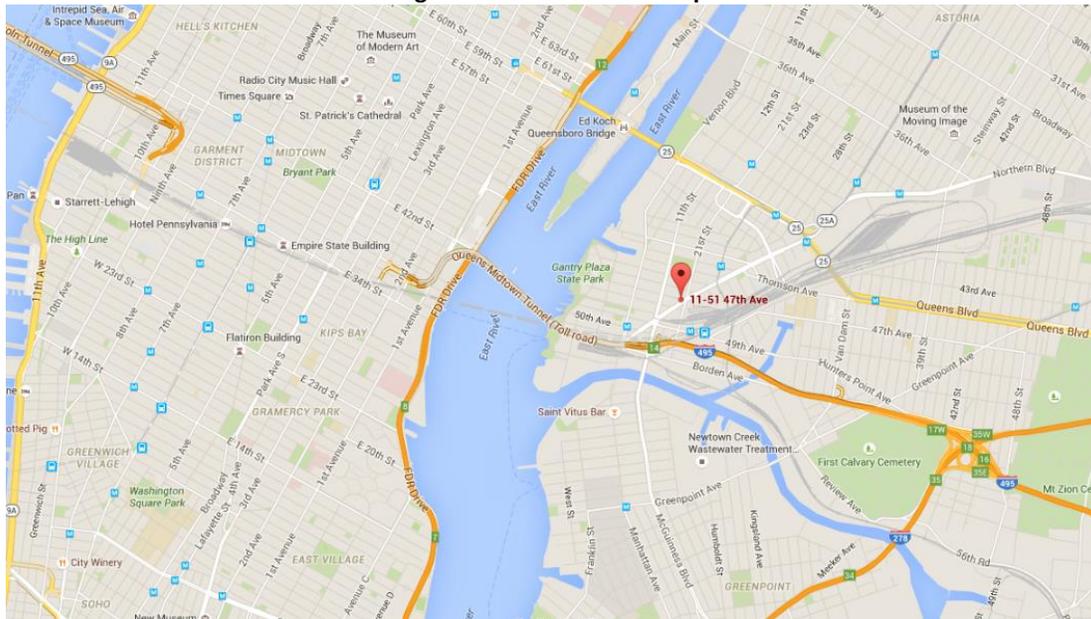


Figure 2 – Site Map

