

Where can I view project documents?

In person at:

Queens Borough Public Library
Long Island City Branch
37-44 21st Street
Long Island City, NY 11101

Please call (718) 752-3700 for hours of operation

and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RQueens.shtml>

Public Comment Period

May 18, 2012
to
June 18, 2012

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) is providing this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 29-12 LIC, LLC for enrollment of the property located at 29-12 40th Avenue, Long Island City, Queens, New York and identified as Block 402, Lot 28 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 June 9, 2012. 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 5000 square-foot site is currently vacant and undeveloped. The proposed development is to construct a 6-story hotel with a full basement which will be used for parking.

Summary of RIR

The soil/fill samples did not show any elevated levels of PCBs or volatile organic compounds (VOCs). The polycyclic aromatic hydrocarbon benzo(a)pyrene, as well as the metals barium and lead were found above their Restricted Commercial Soil Cleanup Objectives (SCOs) in shallow soil samples and are believed to be associated with historic fill. All other Semi Volatile Organic Compounds, metals, and pesticides were found below Restricted Commercial SCOs.

Groundwater samples showed no VOCs, pesticides, or PCBs. Metals findings indicate that on-site metals contamination is not mobilizing into groundwater. There is no evidence of a source of groundwater contamination onsite.

Soil vapor samples identified petroleum-related and chlorinated VOCs at generally low-to-moderate concentrations. Tetrachloroethene and trichloroethene were found at levels that are within the monitoring ranges established by the State Department of Health.

Summary of the Remedy

The proposed remedial action is a Track 4 cleanup. 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 Track 4 Site-Specific Soil Cleanup Objectives (SCOs); Excavation and removal of soil/fill in excess of SCOs;
- 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;
- Construction and maintenance of an engineered composite cover;
- Installation of a vapor barrier system beneath the building slab;
- Recording of a deed restriction to prevent future exposure to any residual contamination at the site, and to inform future owners of residual historic fill at the site (if Track 1 is not achieved);
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual historic fill (if Track 1 is not achieved); and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all engineering and institutional controls to be implemented at the Site.

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 Mr. Chawla 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

