

NYC VCP Cleanup Plan Available for Review and Comment

Where can I view project documents?

In person at:

Queens Borough Public Library
Court Square Branch
2501 Jackson Avenue
Long Island City, New York 11101

Please call (718) 937-2790 for hours of operation

and electronically at:

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

Public Comment Period

December 17, 2012
to
January 16, 2013

Whom can I contact for project information?

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and

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For more information visit:
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 Hunter GC, LLC. for enrollment of the Fleet Site, Queens, New York and identified as Block 433, Lots 12, 31, and 35-39 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 January 16, 2013. 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 47,800 square-foot site is currently developed with a parking lot and residential, commercial, and light industrial buildings, the majority of which are currently vacant. The proposed future use of the Site will consist of a 6-story building with 15 and 50-story towers, plus one cellar level. Historically, the Site has been used for residential, commercial, and light manufacturing uses including use as a bank, a medical laboratory, and for auto-related uses.

Summary of RIR

The environmental investigation identified approximately 4-6 feet of historic fill. Elevated levels of polycyclic aromatic hydrocarbons (PAHs) and metals were only found in soil samples and are believed to be associated with historic fill material. No Volatile Organic Compounds (VOCs), PCBs, or pesticides were detected above trace levels in any sample.

Groundwater samples identified no elevated levels of VOCs, SVOCs, PCBs, or pesticides. Three metals were detected above Groundwater Quality Standards.

Soil vapor samples showed moderate concentrations of chlorinated VOCs, including trichloroethene and tetrachloroethene.

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;
- 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 Track 4 Site-Specific SCOs;
- Construction and maintenance of an engineered composite cover over the entire site;
- Installation of a vapor barrier system below building slab and behind foundation walls; Installation of an active sub-slab depressurization system;
- Submission of a Remedial Action Report.
- Submission of an approved Site Management Plan and recording of a Declaration of Covenants and Restrictions that includes a list of institutional and engineering controls to be implemented on-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 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 Map



Figure 2 – Site Location

