

When is the public comment period?

November 1, 2013
to
December 1, 2013

Where can I view project documents?

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

Internet access to view project documents is available at the following public library:

Queens Public Library
Long Island City Branch
2501 Jackson Ave
Long Island City, NY 11101

Please call (718) 937-2790 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 2318 Flatbush Avenue Corp. for enrollment of the property located at 38-20 & 38-26 28th Street in Queens, New York and identified as Block 386, Lots 23 and 25 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 1, 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 6,918-square foot Site currently contains two two-story residential buildings and a one-story garage. The proposed future use of the Site consists of a new four-story hotel.

Summary of RIR

The environmental investigation identified one metal, Arsenic, above cleanup standards in one soil sample.

No groundwater samples were collected indicating that groundwater is at a depth greater than 65 feet. Soil vapor samples showed several petroleum-related and chlorinated VOCs at trace to low concentrations. The chlorinated VOC tetrachloroethene was identified within the monitoring/ mitigation range established by New York State DOH.

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 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. The entire property will be excavated to approximately 2 feet below grade; the building footprint will be excavated to 5 to 10 feet below grade;
- 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;
- As part of development, construction and maintenance of an engineered composite cover consisting of concrete sidewalks and building slab;
- As part of development, Installation of a vapor barrier system and passive sub-slab depressurization system below;
- If a Track 1 cleanup is not achieved, submission of an approved Site Management Plan in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, and lists any changes from this RAWP.
- If Track 1 cleanup is not achieved, the property will continue to be flagged with an E-designation by NYC Department of Buildings.

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:



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Figure 1 – Site Location Map



Figure 2 – Site Map

