

## NYC Voluntary Cleanup Plan Available for Review and Comment

### Where can I view project documents?

#### In person at:

Queens Borough Public Library  
Woodside Branch  
54-22 Skillman Avenue  
Woodside, NY 11377

(Please call (718) 429-4700 for hours of operation)

#### and electronically at:

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

### Public Comment Period

July 2, 2012  
to  
August 2, 2012

### Whom can I contact for project information?

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and

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For more information visit:

[www.nyc.gov/oer](http://www.nyc.gov/oer)

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). An application has been submitted for enrollment of the property at 52-01 Queens Boulevard and identified as Block 1321, Lot 1 in Queens, New York 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 August 2, 2012. The RIR and draft RAWP are available for review at the 54-22 Skillman Avenue/Woodside Branch of the Queens Borough Public Library listed at left and electronically on OER's website: [www.nyc.gov/oer](http://www.nyc.gov/oer). Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

### Site Description and Development

The Site located in the Woodside section of Queens is currently a vacant lot. The proposed re-development includes the construction of a 9-story mixed-use residential/commercial building with a basement level. The basement level will be used for parking, laundry facilities, and mechanical equipment. Ground floor usage will include both commercial retail space and parking. All higher levels will be residential. Most of the Site will be excavated to a depth of approximately 10 to 12 feet below ground surface.

### Summary of RIR

The environmental investigation identified no elevated concentrations of Volatile Organic Compounds (VOCs) in the soil. Low levels of Semi Volatile Organic Compounds (SVOCs) and metals were detected throughout the property. The SVOCs and metals are believed to be associated with historic fill. Pesticides and Poly-chlorinated Biphenyls (PCBs) were not detected in soil.

SVOCs, pesticides and PCBs were not detected in groundwater. Chlorinated solvents including tetrachloroethylene (PCE) and trichloroethylene (TCE) were found to exceed Groundwater Quality Standards (GQS). These elevated levels are believed to be the result of off-site contamination. Additional groundwater investigations are planned after removal of existing soil.

Soil vapor samples revealed trace-level presences of PCE and TCE. Several petroleum-associated compounds were also detected at marginal levels.

### Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement, performance of Community Air Monitoring Program and implementation of a Citizen Participation Plan;
- Establishment of Track 1 Soil Cleanup Objectives (SCOs);
- Excavation and off-site disposal of soil/fill that exceeds the site's SCOs. Soil/fill will be disposed of at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal;
- Collection and analysis of end-point samples to determine if the remedy attains the SCOs;
- Construction and maintenance of an engineered composite cover consisting of a concrete building foundation to prevent exposure to residual contaminated soil remaining under the Site;
- Installation of a vapor barrier system beneath the building slab and over all sub-grade foundation sidewalls;
- Installation of permanent groundwater monitoring wells along the perimeter of the site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that remedial requirements have been achieved; and
- If the Track 1 Alternative is not attained, a Track 2 remedial action that will include both a deed notice and site management plan to address institutional and engineering controls will be achieved

**Next Steps**

OER will review the project documents and consider all public comments submitted during the comment period before it approves a cleanup plan for the site. A copy of the approved plan will be placed in the public library branch and on OER’s website, and a second fact sheet will be issued before 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 prominent areas of your building. For information regarding New York City’s Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://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:



Figure 1 – Site Location Map

