



Where can I view project documents?

In person at:

Queens Public Library
Laurelton Branch
134-26 225 Street
Laurelton, NY 11413

(Please call (718) 528-2822 for
hours of Operation)

and electronically at:

[http://www.nyc.gov/html/oer/html/
repository/RQueens.shtml](http://www.nyc.gov/html/oer/html/repository/RQueens.shtml)

Public Comment Period

August 16, 2012
to
September 17, 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 the City Voluntary Cleanup Program (VCP). An application has been submitted by 224-01 Merrick LLC for the enrollment of the property located at 224-01 Merrick Boulevard in the Forest Hills, Queens and identified as Block 12963, Lot 308. The Remedial Investigation Report (RIR) details the results of the 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 through September 17, 2012. The RIR and the draft RAWP are available for review at the Laurelton Branch of the Queens Public Library and at OER's website 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 is 10,000-square feet and is bounded by residences to the north, a commercial building to the east, and streets to the south and west. Currently, the Site is vacant and contains a 7,100 square foot building built in 1945 previously used as a retail store and auto repair shop, but now vacant. The proposed project will convert the existing building into a 7,635 square foot retail building with three stores and a partial cellar, maintaining most of the existing structure. The 1,500 square foot proposed cellar will accommodate the mechanical room.

Summary of RIR: The environmental investigation identified primarily fine to medium grained sand with quartz pebble and very little historic fill. No exceedances of Unrestricted Use Soil Cleanup Objectives (SCOs) were identified in site soil/fill for Volatile Organic Compounds (VOCs), Semi Volatile Organic Compounds (SVOCs), pesticides, PCBs, or metals.

No VOCs, SVOCs, PCBs were detected in any groundwater sample above NYS Groundwater Quality Standards (GQS). Two pesticides (aldrin and endosulfan) were identified slightly above GQS. Among dissolved metals, iron, manganese, mercury, and sodium were detected above GQS in filtered samples. Soil vapor samples detected a petroleum related VOCs at generally low concentrations throughout the site. Elevated levels of solvents, including acetone, PCE and TCE were identified in vapor samples.

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 during active remediation;
- 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 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 the performance of the remedy with respect to attainment of SCOs;
- Construction and maintenance of an engineered composite cover, consisting of the paved parking area and new building slab to prevent human exposure to residual soil/fill under the Site;
- Installation of a sub-slab depressurization and vapor barrier systems beneath the building slab (as part of development); and
- Submission of a Remedial Action Report (RAR) and an approved Site Management Plan (SMP) in the RAR for long-term management of historic material and recording of a deed restriction to inform future owners of residual historic material at the site.

Next Steps

OER will review the project documents and consider all public comments submitted during the public comment period before it approves the RWAP. The approved documents will be placed in the public library branch and on OER's website. 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 more information regarding the New York City's Brownfield 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:



Figure 1: Site Map



Figure 2: Site Location Map

