

Public Comment Period

May 27, 2015
to
June 27, 2015

Where can I view project documents?

Online at:

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

Internet access to view documents is available at the public library. The closest location is:

Queens Public Library
Central Branch
89-11 Merrick Blvd
Queens, NY 11432

Please call (718) 990-0700 for hours of operation

Whom can I contact for project information?

Eric Ilijevich
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
(212) 341-2034
Ilijevich@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYCOER
(212) 442-3007
Schawla@dep.nyc.gov

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 Station Plaza Hotel, LLC for enrollment of the property located at 93-43 Sutphin Blvd in Downtown Jamaica section of Queens, New York and identified as Block 9998 and Lot(s) 42, 43, 47, 48 and portions of 52 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 27, 2015. 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 Site is 9,202 square feet and is currently used as a marketing center and contains a one story building with a basement on Lots 42, 43, and 47 with MTA storage on Lots 48 and 52. The proposed future use of the Site will be a 26 story Hilton Garden Inn hotel with approximately 225 rooms, a cellar and sub-cellar.

Summary of RIR

The environmental investigation identified several Semi-Volatile Organic Compounds (SVOCs) and metals above cleanup guidelines. One VOC, one SVOC and several metals exceeded Groundwater Quality Standards. No soil vapor samples were above the monitoring/mitigation level ranges established by the New York State Department of Health.

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 compounds
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill exceeding Track 1 SCOs. The entire property will be excavated to depths of approximately 35 feet below grade. Approximately, 15000 tons of soils will be excavated and removed from this site;
- Transportation and off-site disposal of soil/fill material at facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities.
- Collection and analysis of confirmatory samples above the groundwater, in the sand, to determine the performance of the remedy with respect to attainment of SCOs.
- Submission of a Remedial Action Report (RAR) that describes remedial activities, certifies remedial requirements have been achieved, and if Track 1 SCOs are not achieved, describes all ECs and ICs to be implemented at the Site, and lists any deviations from this RAWP.

If Unrestricted Use (Track 1) SCOs are not achieved, the following construction elements will be implemented as Engineering and Institutional Controls:

- As part of development, installation of a vapor barrier beneath the building slabs and behind the foundation sidewalls of the proposed building.
- As part of development, construction and maintenance of an engineered composite cover consisting of a concrete building slab to prevent human exposure to residual soil/fill remaining at the Site.
- As part of development, installation of a sub-grade air exchange and ventilation system in the parking cellar in accordance with the NYC Department Of Building's Code;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- The property will continue to be registered with an E-Designation at the NYC Buildings Department.

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 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 Location Map

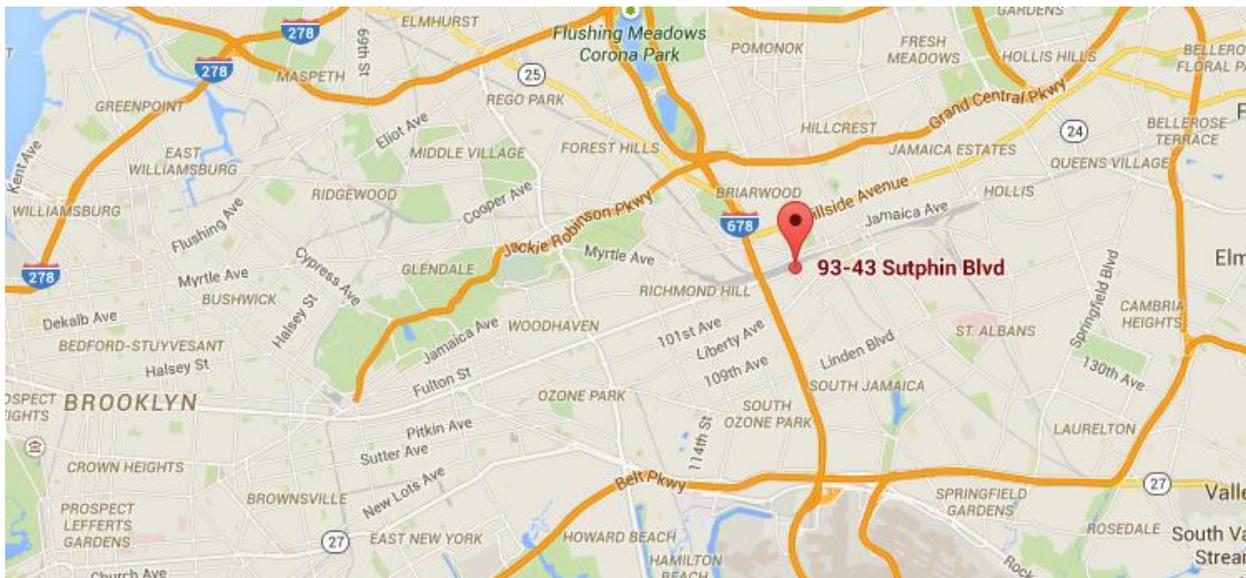


Figure 2 – Site Map

