

## Public Comment Period

October 30, 2014  
to  
November 29, 2014

## 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  
Long Island City Branch  
3744 21<sup>st</sup> Street  
Queens, NY 11101

Please call (718) 752-3700 for hours of operation

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://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 SMA Real Estate for enrollment of the property located at 41-18/30 24<sup>th</sup> Street in the Long Island City section of Queens, New York and identified as Block 413, Lot 32&37 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 November 29, 2014. 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 14,175 square feet and is currently vacant land. The proposed future use of the Site includes a 12-story residential building with a full cellar (48% of the site) and a grade-level parking lot.

### Summary of RIR

The environmental investigation identified historical fill material up to depths of 2 feet. Several Semi-Volatile Organic Compounds (SVOCs) and metals are above cleanup guidelines in soil. One VOC is above Groundwater Quality Standards. Soil vapor samples showed elevated levels of petroleum-related and chlorinated VOCs above Air Guideline Value established by the New York State Department of Health and requiring mitigation.

### 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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new building will be excavated 11 feet below grade for the cellar while the rest of the site will be minimally excavated for structural purposes. Approximately 1,465 tons of soil will be excavated and removed from Site;
- 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, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation and operation of an active Sub-Slab Depressurization System (SSDS) under the footprint of the new building;
- Installation of a vapor barrier system beneath the building slab and outside foundation sidewalls below grade;
- Construction and maintenance of an engineered composite cover consisting of reinforced concrete slabs (4" for the sidewalks and 5" for the building foundation) to prevent human exposure to residual soil/fill remaining under the site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

**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](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 to access document repository:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

