

Public Comment Period

October 13, 2015
to
November 13, 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 Library
89-11 Merrick Blvd,
Jamaica, NY 11432

Please call (718) 302-3485 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). Piermont Properties plans to enroll the property located at 178-02 Hillside Avenue in Queens, New York and identified as Block 9913, Lot 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 November 13, 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 a 35,350-square-foot vacant lot. The proposed future use of the property is an 8-story mixed-use building with a basement. The basement will include offices and commercial spaces, a mechanical area, storage, laundry, and a gym. The first floor is proposed to include retail space and residential lobbies, a paved at-grade outdoor area, a community facility lobby, and parking. The first floor will cover the entire Site footprint. The second floor is anticipated to be parking. The remaining floors are anticipated to be residential.

Summary of RIR

Several compounds were detected above cleanup guidelines and standards in soil and groundwater. Soil vapor samples showed petroleum-related volatile organic compounds (VOCs) and chlorinated VOCs at concentrations below the New York State DOH soil vapor guidance values at which mitigation is recommended.

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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Performance of additional site characterization sampling of soil. The sampling will consist of collecting two additional shallow soil samples from the western portion of the site.
- Excavation and removal of soil/fill exceeding Track 1 SCOs;
- Transportation and off-site disposal of historic fill and impacted soils at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- 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 building's 5-inch thick concrete slab;
- Installation of a vapor barrier below the slab and behind the foundation walls of the proposed building;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP;
- If a Track 1 cleanup is not achieved, submission of a 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; and
- If a Track 1 cleanup is not achieved, continued registration with "E" designation of the property at 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 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

