

## Public Comment Period

September 12, 2016  
To  
October 12, 2016

## 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  
Richmond Hill Branch  
118-14 Hillside Avenue  
Richmond Hill, NY 11418

Please call (718) 849-7150 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 123rd Street Holding Corporation for enrollment of the property located at 87-46 123<sup>rd</sup> Street in Queens, New York and identified as Block 9331, Lot 30 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 October 12, 2016. 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 95,123 square feet and is currently used for commercial purposes. The proposed use of the Site will consist of commercial use including light manufacturing for the visually-impaired and offices. No significant changes in the existing 138,000 square foot building area structures or buildings layout are anticipated.

### Summary of RIR

The environmental investigation identified Semi-Volatile Organic Compounds (SVOCs), pesticides, and PCBs at concentrations above Unrestricted Use SCOs, but below Commercial Use SCOs. Several metals were detected above Unrestricted Use SCOs; only one metal was detected at concentrations slightly above Restricted Commercial Use SCOs. Elevated concentrations of chloroform, two metals were detected above groundwater quality standards. No pesticides or PCBs were detected in any groundwater sample. Vapor samples showed elevated concentration of TCE and PCE above the Air Guideline Values 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 carbon compounds;
- Establishment of Track 4 Site-specific Soil Cleanup Objectives (SCOs);
- Evaluation of floor drains to determine relevant construction details and dye testing to identify discharge points for each drain. Determination of drain termini (e.g., central sewer system or dry wells) may result in the design and implementation of supplemental site investigations;
- Excavation and removal of soil/fill exceeding Track 4 Site Specific SCOs. A portion of the southeastern exterior yard area (where elevated metals contamination was identified) will be excavated to a depth of at least 5 feet below grade in order to achieve Track 4 SCOs;
- Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID. Appropriate segregation of excavated media on-Site;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of Track 4 SCOs;
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
- Installation of an enhanced sub-slab depressurization systems (e-SSDS);
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
- Performance of all activities required for the remedial action, including acquisition of required permits and attainment of pretreatment requirements;
- 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;

**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**