

Where can I view project documents?

In person at:

Queens Borough Public Library
Woodside Branch
54-22 Skillman Avenue
Woodside, NY 11377

(Please call (718) 429-4700 for hours of operation)

and electronically at:

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

Whom can I contact for project information?

Jimit Shah
Project Manager
NYC OER
212-788-8348

JShah@dep.nyc.gov

and

Shaminder Chawla
NYC OER
253 Broadway, 14th Floor
New York, NY 10007
(212) 442-3007

ShaminderC@dep.nyc.gov

For more information visit:

www.nyc.gov/oer

NYC Voluntary Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan submitted by Athenica Environmental Services, Inc., for the property located at 52-01 Queens Boulevard in Queens, New York. The remedial work in accordance with the approved RAWP will start in August 2012. The RAWP is available and can be reviewed electronically or in person at the document repositories identified in the box at the left.

Site Description and Development

The Site located in the Woodside section of Queens is currently a vacant lot. The proposed re-development includes the construction of a 9-story mixed-use residential/commercial building with a basement level. The basement level will be used for parking, laundry facilities, and mechanical equipment. Ground floor usage will include both commercial retail space and parking. All higher levels will be residential. Most of the Site will be excavated to a depth of approximately 10 to 12 feet below ground surface.

Summary of RIR

The environmental investigation identified no elevated concentrations of Volatile Organic Compounds (VOCs) in the soil. Low levels of Semi Volatile Organic Compounds (SVOCs) and metals were detected throughout the property. The SVOCs and metals are believed to be associated with historic fill. Pesticides and Poly-chlorinated Biphenyls (PCBs) were not detected in soil.

SVOCs, pesticides and PCBs were not detected in groundwater. Chlorinated solvents including tetrachloroethylene (PCE) and trichloroethylene (TCE) were found to exceed Groundwater Quality Standards (GQS). These elevated levels are believed to be the result of off-site contamination. Additional groundwater investigations are planned after removal of existing soil.

Soil vapor samples revealed trace-level presences of PCE and TCE. Several petroleum-associated compounds were also detected at marginal levels.

Summary of the Remedy

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement, performance of Community Air Monitoring Program and implementation of a Citizen Participation Plan;
- 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 of at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal;
- Collection and analysis of end-point samples to determine if the remedy attains the SCOs;
- Construction and maintenance of an engineered composite cover consisting of a concrete building foundation to prevent exposure to residual contaminated soil remaining under the Site;
- Installation of a vapor barrier system beneath the building slab and over all sub-grade foundation sidewalls;
- Installation of permanent groundwater monitoring wells along the perimeter of the site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that remedial requirements have been achieved; and
- If the Track 1 Alternative is not attained, a Track 2 remedial action that will include both a deed notice and site management plan to address institutional and engineering controls will be achieved

Cleanup activities are scheduled to begin in August 2012, and are anticipated to take four (4) months to complete. Construction of the building foundation and installation of the vapor barrier is expected to be completed by approximately November 2012.

Next Steps

After the enrollee completes the remedial work, a Remedial Action Report (RAR) will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. Once the RAR is approved, OER will issue a Notice of Completion, a city liability release, and a New York City Green Property Certificate. OER will issue a fact sheet that announces the completion of the remedy as well as identifies all engineering and institutional controls (if required) used at the site.

Direct Link to Document Repository:

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

OR scan with your smart phone:



Figure 1 – Site Location Map

