



## Where can I view project documents?

### In person at:

Queens Public Library  
Forest Hills Branch  
10819 71st Avenue  
Flushing, NY 11375

(Please call (718) 268-7934 for  
hours of Operation)

### and electronically at:

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

## Public Comment Period

June 22, 2012  
to  
July 22, 2012

## Whom can I contact for project information?

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[ZSchreiber@dep.nyc.gov](mailto:ZSchreiber@dep.nyc.gov)

and

Shaminder Chawla  
Assistant Director  
NYC OER  
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[schawla@dep.nyc.gov](mailto:schawla@dep.nyc.gov)

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) is providing this Fact Sheet pursuant to the City Voluntary Cleanup Program (VCP). An application has been submitted by 106-20 LLC for the enrollment of the property located at 106-20 70 Avenue in the Forest Hills, Queens and identified as Block 3238, Lot 42. The Remedial Investigation Report (RIR) details the results of the 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 through July 21, 2012. The RIR and the draft RAWP are available for review at the Forest Hills Branch of the Queens Public Library and at OER's website [www.nyc.gov/oer](http://www.nyc.gov/oer). Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

**Site Description and Development:** This 8,000 square foot property consists of one vacant lot. Historically, the site has been linked to the property to the south which was a parking garage (1930's through 1960's), service station (1970's), and synagogue (1980's forward). The proposed redevelopment plan is to build an eight-story condo building, with first-floor community facility and retail space. The rear of the building will contain an outdoor paved patio area. The basement will accommodate on-site parking, mechanical rooms and elevator pits.

**Summary of RIR:** The environmental investigation identified 3 to 12 feet of thin layers of historic fill intermixed with disturbed native sands underlain by at least 33 to 42 feet of sandy glacial outwash. Soil/fill exceeds Unrestricted Use Soil Cleanup Objectives (SCOs) for several Semi Volatile Organic Compounds (SVOCs), pesticides and metals.

No VOCs, SVOCs, pesticides or PCBs were detected in any groundwater sample. Among dissolved metals, only antimony and sodium were detected above NYS Groundwater Quality Standards (GQS) in filtered samples. Soil vapor samples reveal a number of petroleum related VOCs at generally low to moderate concentrations throughout the site. Elevated levels of solvents, including acetone, PCE and TCE were identified in vapor samples.

**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 during active remediation;
- 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 at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal of contaminated soil;
- 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 paved parking area, new building slab, and paved outdoor area, to prevent human exposure to residual soil/fill under the Site;
- Installation of a vapor barrier system beneath the building slab;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of historic material and recording of a deed restriction to inform future owners of residual historic material at the site; and
- Submission of a Remedial Action Report (RAR) which describes the remedial activities and certifies that the remedial requirements have been achieved.

### Next Steps

OER will review the project documents and consider all public comments submitted during the public comment period before it approves the RWAP. The approved documents will be placed in the public library branch and on OER's website. 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 more information regarding the New York City's Brownfield 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:



Figure 1: Site Location Map

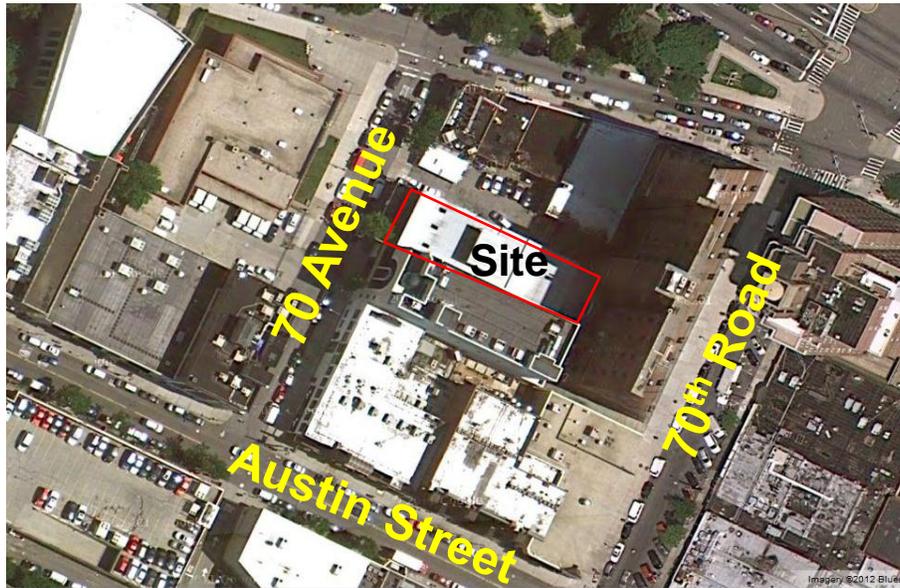


Figure 2: Site Map

