

**Public Comment Period**

September 29, 2016  
To  
October 29, 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 at St. Albans  
191-05 Linden Blvd  
St. Albans, NY 11412

Please call (718) 528-8196 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 O & B Properties for enrollment of the property located at 190-21 Dormans Road in Queens, New York and identified as Block 10393, Lot 58 and 60 on 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 29, 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 8,070 square feet and is currently consisted of a vacant two story building with a full basement. The proposed use of the Site will consist of a four 3-story residences with front and rear yards with a full cellar.

**Summary of RIR**

The environmental investigation identified semi Volatile Organic Compounds (SVOCs) and metals above soil cleanup guidelines. No VOC was detected exceeding the Track 1 Unrestricted Soil Cleanup Objectives (SCOs). Two naturally occurring metals and two pesticides were detected above groundwater quality standards. Soil vapor samples showed several petroleum volatile organic compounds (VOCs) 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 Site Specific Track 4 Restricted Residential Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill exceeding Track 4 Restricted Residential SCOs. The current cellar level will be excavated to 5 feet below grade, and will be used as accessory space for tenants. The proposed cellar will occupy the entire building footprint. Approximately 1,100 tons of soil will be removed from the Site and properly disposed at an appropriately licensed or permitted facility;
- 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 SCOs;
- Import of materials to be used for backfill and cover in compliance with this plan and in accordance with applicable laws and regulations;
- Construction of an engineered composite cover consisting of a 4 in. reinforced concrete building slab beneath the cellar of the building, and 12 in. of clean fill for the landscaping in the front yard;
- Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls;
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site;
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (RAR) (if end point soils exceed Track 2 residential SCOs) 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.

**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**