

Public Comment Period

June 14, 2017
To
July 14, 2017

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 (Central)
89-11 Merrick Blvd
Jamaica, NY 11432

Please call (718) 990-0700 for hours of operation

Whom can I contact for project information?

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And

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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). An application has been submitted by Richmond Construction, Inc. for enrollment of the property located at 97-11 Sutphin Boulevard in the Jamaica neighborhood of Queens, New York and identified as Block 10031, Lot 10 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 June 14, 2017. 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 9,060 square feet and is currently developed with a 4,160 square feet building on the west side of the Site and a side yard area on the east side of the. The proposed future use of the property will consist of a new 9-story foot hotel building with a full cellar to be used for guest rooms, a compactor room, laundry room, offices, conference room, breakfast dining area and utility rooms. The east side of the property will be converted into a paved parking area for hotel guests.

Summary of RIR

The environmental investigation indicated that only one Volatile Organic Compounds (VOCs) was detected above soil cleanup objectives. Several metals and petroleum-related VOCs were detected below cleanup objectives, and no pesticides or PCBs were detected. Several VOCs, Semi-Volatile Organic Compounds (SVOCs) and metals were detected above groundwater quality standards but no pesticides or PCBs were detected. Soil vapor samples showed slightly elevated levels of petroleum and trace to low levels of chlorinated-related VOCs. Chlorinated-related VOCs were detected below 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;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Unrestricted Use (Track 1) SCOs. Approximately 1,410 cubic yards (2,115 tons) of soil will be removed from 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;
- Collection and analysis of seven end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- 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;

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:

- As part of development, construction of an engineered composite cover consisting of a six-inch thick poured concrete cellar slab for the building's foundation, and 4-inch asphalt pavement over the rear yard area;
- As part of construction, installation of a 20-mil vapor barrier system beneath the building slab and outside of sub-grade foundation sidewalls;
- 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; and
- Continued registration with E-designation for the property.

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:

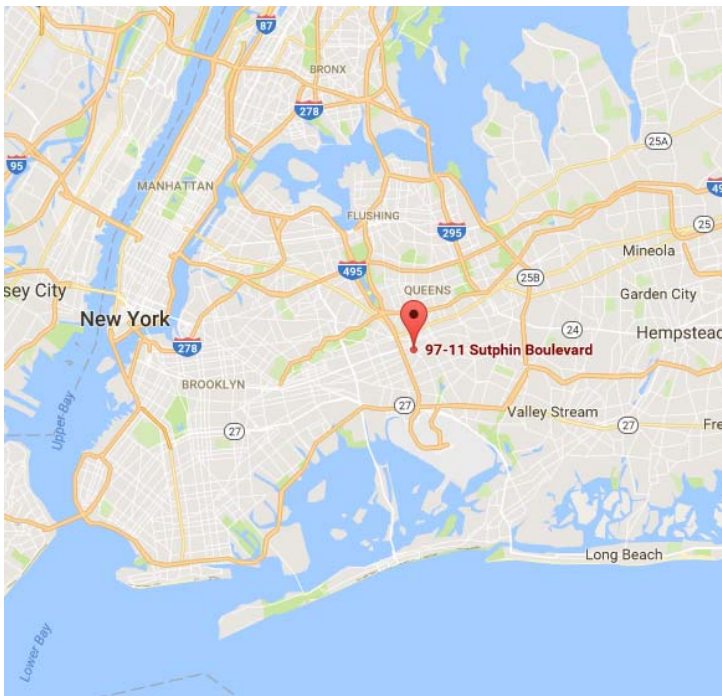


Figure 1 – Site Location Map

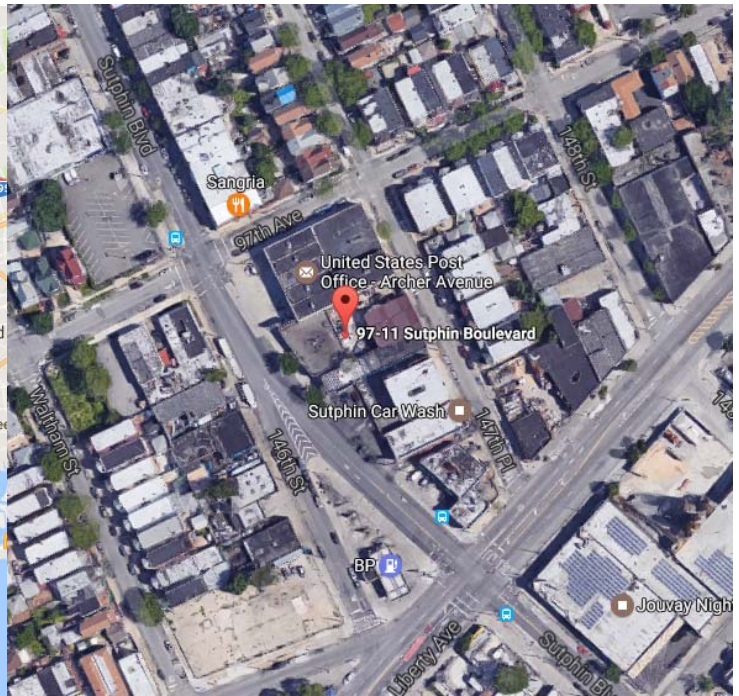


Figure 2 – Site Map