

Public Comment Period

October 17, 2016
To
November 17, 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 Long Island City
37-44 21st Street
Long Island City, NY 11101

Please call (718) 752-3700 for hours of operation

Whom can I contact for project information?

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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 Shangri La Astoria Inc. for enrollment of the property located at 37-21 32nd Street in Queens, New York and identified as Block 374, Lot 12 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 November 17, 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 20,500 square feet and is currently consisted of a vacant land. The proposed use of the Site will consist of a 7-story mixed-use building with cellar and sub-cellar.

Summary of RIR

The environmental investigation identified Volatile Organic Compounds (VOCs), SVOCs, and metals above soil cleanup guidelines. Soil vapor samples showed several chlorinated 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 majority of the site will be excavated to 22 feet bgs for development purposes except for the two recessed areas to the northwest and northeast, which will be excavated to 2 feet bgs. A small portion of the property will be excavated to depths of 27 feet bg for elevator pit. Approximately 25,000 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;
- Construction of an engineered composite cover consisting of a 6 in. reinforced concrete building slab beneath the cellar of the building, and minimum of a 6 in. thick concrete slab with 2 feet of clean soil in the two recessed areas on the northwest and northeast portion of the property;
- Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls;
- Installation of a passive sub-slab depressurization system (SSDS);
- 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; and
- Submission of an approved Site Management Plan (SMP) in the Remedial Action Plan (RAR) 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

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:

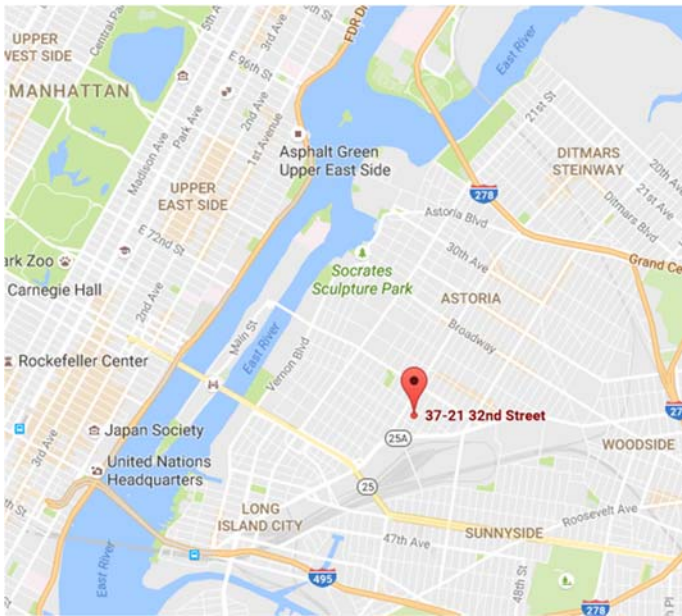


Figure 1 – Site Location Map



Figure 2 – Site Map