

Public Comment Period

June 3, 2019
to
July 1, 2019

Where can I view project documents?

Online at:

<https://a002-epic.nyc.gov/app/workspace/3481/docrepository>

Internet access to view documents is available at the public library.

The closest location is:

Queens Library
Baisley Park Branch
117-11 Sutphin Blvd,
Jamaica, NY 11436

Please call (718) 529-1590 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 Baisly Realty Corp. for enrollment of the property located at 122-06 Merrick Boulevard in the Jamaica section of Queens, New York and identified as Block 12516, Lot 45 into 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 July 1, 2019. 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 4,400 square feet and is currently an undeveloped lot. The proposed future use of the Site will be a new one-story slab on grade commercial building with six retail units and 10 open parking spaces.

Summary of RIR

The environmental investigation identified one PCB and metals above cleanup guidelines. Groundwater and soil vapor samples identified petroleum related compounds.

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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. Excavation to a depth of 4 foot will be performed for the new building's footings and utility trenches connecting the building to utilities in the street. Installation of three stormwater detention tanks in the parking area in front of the new building will require excavation of a 35 ft by 12 ft area to a depth of approximately 7 feet. Approximately 750 tons of soil will be excavated and removed from Site;
- Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of the 6 inch thick concrete slab across the footprint of the new building and a 6 inch thick asphalt cap in the rear area to prevent human exposure to residual soil/fill remaining under the Site;
- Installation of a passive sub-slab depressurization system;
- 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;
- 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: <https://a002-epic.nyc.gov/app/workspace/3481/docrepository>

or scan with your smart phone to access document repository:

