New York State - Department of Environmental Conservation
Division of Environmental Remediation
Periodic Review Evaluation Report

Period covered by -- 2008-

Site Code:	C241049	**Site Name:**	Queens West (Hunter's Point) Parcel 9	**Class:**	A
Program Lead:	Brownfield Cleanup Program	**Site Management Funding Source:**	Volunteer		
Start Date:	01/01/2007 ACT				
IC/EC Certification:	**Recieved Date:** 02/02/2009	**Accept Date:**	02/24/2009		
DEC Inspection Date:	--- Last Date of DEC Inspection				
Report Used for Evaluation:	Site Management				
~~**ROD Compliance?**~~ BCP RAWP	Yes				
Long Term Monitoring (effectiveness of remedy):	Yes	**Frequency:**	Quarterly		
Treatment System (Monitoring performance of remedy):	Yes	**Frequency:**	Quarterly	**Number of Wells:**	9
Problem Status:					

Comments/Changes/Attachments:

- Two new groundwater monitoring wells MW-11R and MW-12R were installed to replace damaged/covered wells MW11 and MW12.
- Pre-existing (RI) wells TRC-MW-3 and TRC-MW-4 were destroyed and not replaced due to sufficient data from other wells. This is acceptable.
- SSDS- Zone 1 blower experienced some down-time during early 2008; operational problems were addressed and has operated on a nearly continuous basis since.
- New flow meters installed for Zone 3 and 4 blowers
- Reduction of extracted vapor flow rate for Zone 3 has reduced contaminant concentrations from Zone 3 discharge (while maintaining adequate vacuum)
- Two GAC adsorbers installed in series after Zone 4 blower
- Continue quarterly GW monitoring, quarterly vapor monitoring, monthly inspections of SSDS (checking vacuum gauge, flow meter, adjusting system components to maintain efficiency), and weekly checks by on-site building staff (by Volunteer- third yr desktop review by DEC)

ROD/Consent Order Modifications? No

Site reclassifiaction recommended:

Contaminent of concern	OU	Media/Receptor
BENZO(A)PYRENE	01	
FLUORANTHENE	01	
MERCURY	01	
LEAD	01	
ARSENIC	01	
BENZENE	01	
TOLUENE	01	

Next Review:		**Priority:** 03	
Project Manager: DPKAPLAN		**Reviewer:** JHOCONNE	
Signature:	Date: 2/26/09	Signature:	Date: 2/27/09
Name	Region or Bureau / Telephone	Name	Region or Bureau / Telephone
Dana Kaplan	2 / 718-482-6405		

☑ SM Certified
All Data Entered

Evaluation: The Remedy is performing properly and is effective.

Remedies	OU	Site of Treatment	Date in Place	Remedy Effective
Excavation (removal offsite)	01	03		Yes
Soil Cover	01	03		Yes
Sheet Pile	01	XX		Ongoing
Monitored Natural Attenuation	01	XX		Ongoing
Asphalt Cap	00	XX	05/31/2006	Yes
Soil Cover	00	XX	05/31/2006	Yes
Building	00	XX		Yes
Sub-slab Depressurization (Active)	00	XX	05/31/2006	Yes
Vapor Barrier	00	XX	05/31/2006	Yes
Sheet Pile	00	XX	05/31/2006	Yes

Next Review:	**Priority:** 03
Project Manager: DPKAPLAN	**Reviewer:** JHOCONNE
Signature: Date:	Signature: Date:
Name Region or Bureau Telephone	Name Region or Bureau Telephone

☑ SM Certified
All Data Entered

New York State Department of Environmental Conservation
Division of Environmental Remediation, Region 2
47-40 21ST Street, Long Island City, NY 11101-5407
Phone: (718) 482-4995 • **Fax:** (718) 482-6538
Website: www.dec.ny.gov

Alexander B. Grannis
Commissioner

February 25, 2009

Philip Wharton, Vice President
AvalonBay Communities
275 Seventh Avenue
New York, NY 10001

Re: 2008 Periodic Review Report and Annual Certification
Queens West Parcel 9, BCP Site No. C241049
Site Address: Center Blvd and 47th Road/48th Avenue
Long Island City, NY 11101

Dear Mr. Wharton:

The Department has reviewed the Periodic Review Report for the above referenced Site, dated 2/2/2009, including the annual IC/EC certification, and hereby accepts the report and associated certification.

The overall remedy evaluation is that the remedy is performing properly and is effective. The frequency of periodic reviews for this Site is annual, and the next Periodic Review Report is due on 2/2/2010.

Quarterly groundwater and vapor discharge monitoring should continue, as well as monthly inspections of the SSDS and weekly checks by on-site building staff.

Please feel free to contact me with any questions at (718) 482-6405.

Sincerely,

Dana Kaplan
Division of Environmental Remediation
NYS Department of Environmental Conservation

Cc: Jane O'Connell – NYSDEC
Rebecca Kinal; Marc Godick – AKRF
Steve Panter – Fleming-Lee Shue
Christine Leas – Sive Paget & Riesel, P.C.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
PERIODIC REVIEW DATA COLLECTION FORM (PRDCF)
2/24/2009

SITE DESCRIPTION

REMEDIAL PROGRAM: **BCP**

SITE NO.: **C241049** CITY/TOWN: Long Island City
COUNTY: Queens

SITE NAME: **Queens West (Hunter's Point) Parcel 9**

SITE ADDRESS: Center Blvd. and 47th Rd. and 48th Ave.
ZIP CODE: 11101 SITE-USE RESTRICTION: Not Specified
CURRENT USE: Structure

SITE MANAGEMENT PLAN INCLUDES:

SITE MANAGEMENT PLAN INCLUDES:	YES	NO	N/A
Institutional/Engineering Control (IC/EC) Certification Plan	☑	☐	☐
Monitoring Plan	☑	☐	☐
Operation and Maintenance (O&M) Plan	☑	☐	☐

PERIODIC REVIEW FREQUENCY: annual

DATE OF THIS PERIODIC REVIEW: 2/24/09

DESCRIPTION OF INSTITUTIONAL CONTROLS BEING CERTIFIED

Queens West Development Corporation
Center Blvd./47th Rd. & 48th Ave.
Environmental Easement
S_B_L Image: 19-1
Ground Water Use Restriction
Landuse Restriction
Soil Management Plan
S_B_L Image: 19-19
Ground Water Use Restriction
Landuse Restriction
Soil Management Plan
S_B_L Image: 19-5
Ground Water Use Restriction
Landuse Restriction
Soil Management Plan

DESCRIPTION OF ENGINEERING CONTROLS BEING CERTIFIED

Queens West Development Corporation

Cover System
Subsurface Barriers
Vapor Mitigation
Cover System
Subsurface Barriers
Vapor Mitigation
Cover System
Subsurface Barriers
Vapor Mitigation

DESCRIPTION OF REMEDY ELEMENTS SUBJECT TO THE MONITORING PLAN

PR Determines monitoring of below elements is:		Satisfactory	Unsatisfactory	May be discontinued
OU 00	Asphalt Cap	☑	☐	☐
OU 00	Soil Cover	☑	☐	☐
OU 00	Building	☑	☐	☐
OU 00	Sub-slab Depressurization (Active)	☑	☐	☐
OU 00	Vapor Barrier	☑	☐	☐
OU 00	Sheet Pile	☑	☐	☐
OU 01	Soil Cover	☑	☐	☐
OU 01	Sheet Pile	☐	☐	☐
OU 01	Monitored Natural Attenuation	☐	☐	☐

OU 01 was for "transition site" site management under OU 00.

DESCRIPTION OF REMEDY ELEMENTS SUBJECT TO THE O&M PLAN

PR Determines monitoring of below elements is:		Satisfactory	Unsatisfactory	May be discontinued
OU 00	Asphalt Cap	☑	☐	☐
OU 00	Soil Cover	☑	☐	☐
OU 00	Building	☑	☐	☐
OU 00	Sub-slab Depressurization (Active)	☑	☐	☐
OU 00	Vapor Barrier	☑	☐	☐
OU 00	Sheet Pile	☑	☐	☐
OU 01	Soil Cover	☐	☐	☐
OU 01	Sheet Pile	☐	☐	☐
OU 01	Monitored Natural Attenuation	☐	☐	☐

DESCRIPTION OF ANY CORRECTIVE ACTION WORK NEEDED

Corrective Action Work Plan Approved: **Corrective Action Work Plan Implementation Complete:**

Note: List Problems and Severity as found in Reference 5 "Site Management Problems and Severity

Identification Guidelines."

PERIODIC REVIEW REPORT APPROVAL AND ACCEPTANCE OF IC/EC CERTIFICATION

Date PRR Approved and IC/EC Certification Accepted: 2/24/09

PR Frequency: ☑ **Continues every** 1 **years** ☐ **New Period**