

NEW YORK STATE  
DEPARTMENT OF



ENVIRONMENTAL  
CONSERVATION

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47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Call in advance - (718) 482-4909  
Hours: Mon. to Fri. 9 am to 4 pm

**Community Board No. 2 Office**

43-22 50<sup>th</sup> Street, 2nd Floor  
Woodside, New York 11377  
Call in advance - (718) 533-8773  
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For more information about NY State's  
Brownfield Cleanup Program, visit:

[www.dec.state.ny.us/webSite/der/bcp](http://www.dec.state.ny.us/webSite/der/bcp)

**FACT SHEET # 1**  
BROWNFIELD CLEANUP PROGRAM  
Queens West (Hunter's Point) Parcel 8

**December 2007**  
Site No: C241087  
Queens, New York

**Public Announcement**  
**COMMENCEMENT OF INTERIM REMEDIAL MEASURE**

**Comment Period:**  
**DECEMBER 20, 2007 THRU FEBRUARY 2, 2008**

The New York State Department of Environmental Conservation (NYSDEC) is notifying the public of proposed Interim Remedial Measures (IRM) at the Queens West Development Parcel 8 Site, located at 4-56 47<sup>th</sup> Road in the Hunter's Point neighborhood of Long Island City, Queens County, NY. (See map attached for location of Site). The Site Developer, Avalon Riverview II LLC and Avalon Riverview III LLC ("Avalon"), will soon begin IRM to remove a soil and debris pile, with oversight provided by the NYSDEC. A draft IRM work plan submitted by Avalon under New York's Brownfield Cleanup Program (BCP) is currently under review by the NYSDEC and the New York State Department of Health (NYSDOH). NYSDEC previously accepted an application submitted by Avalon to participate in the BCP. Public comments will be accepted and considered prior to finalization of the IRM work plan. The public comment period on the IRM work plan will commence on December 20, 2007 and will end on February 2, 2008.

**HIGHLIGHTS OF THE PROPOSED INTERIM REMEDIAL MEASURE (IRM)**

The upcoming IRM work is planned to commence in February and will include removing a soil and debris pile to prepare the Site for a remedial investigation that will follow. All of the IRM work will occur on the Site, but there will be trucks leaving and entering the Site to remove the soil. Key components of the IRM work are as follows:

- Removal of contaminated soil and debris pile to current sidewalk grade or lower;
- Application of water as necessary to control dust;
- Removal of soil and debris from the Site using covered load trucks;
- Continuous air monitoring to ensure dust and odors do not produce nuisance in the neighborhood;
- Truck routes will be established in consultation with local Community Board;
- Disposal of all materials at approved facilities;
- Hours of operation will be normal business hours for construction in New York City;
- Site work will begin around February 11, 2008 and finish within one to two weeks;
- The IRM report will be submitted in draft within 90 days of completing the IRM work;
- The Site Developer is preparing a Remedial Investigation Work Plan, which will be provided to the public for comment. The RI is expected to commence around July 2008.

## **SITE DESCRIPTION**

The Site occupies 0.73 acres in a locale characterized by high-rise residential buildings, a state park, and light commercial activities. It is currently vacant with the exception of construction trailers and the soil and debris pile to be removed. Historically, the Site was used for chemical storage and manufacture of roofing materials. Large quantities of creosote were once stored in tanks and drums, and were contained in stills. Fuel oil tanks were used for heating and product processing. Residual contamination from these historic uses includes creosote and petroleum contaminated soils from processing units and storage, including underground storage tanks.

## **HIGHLIGHTS OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS**

A subsurface investigation of the Site was conducted in July 2006. The investigation included soil borings, groundwater sampling, a soil gas survey, and fluid level monitoring. The sampling found that Site soils and groundwater are contaminated with creosote and petroleum products including volatile and semi volatile organic compounds (VOCs and SVOCs).

Most of the Site contamination exists in the soils and groundwater near bedrock, which lies approximately 30 to 40 feet below the surface. The soil and debris pile to be removed is not believed contaminated with these materials.

Copies of the IRM Work Plan and all investigation reports are available in the document repositories listed on the front page of this fact sheet.

## **NEXT STEPS**

Avalon has prepared an IRM work plan that describes the methods and procedures to be followed when removing the soil and debris pile. NYSDEC and NYSDOH are currently reviewing the IRM work plan and will be accepting public comments through February 2, 2008.

Avalon plans to begin the IRM work at Parcel 8 on or about February 11, 2008. All work will be implemented in accordance with the approved IRM work plan. Soil removal is anticipated to take about one to two weeks. NYSDEC and the New York State Department of Health (NYSDOH) will oversee the IRM work. Within 90 days of completing the IRM work, Avalon must submit to NYSDEC an Interim Remedial Measures Report (IRMIR). The IRMIR will describe the remedial activities completed and certify that requirements have been achieved or will be achieved.

Contact NYSDEC's project manager if you have any concerns or questions on implementation of the IRM work plan, or if you or someone you know would like to be added to the project contact list to receive future fact sheets for this Site. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

## **BROWNFIELD CLEANUP PROGRAM (BCP)**

**OVERVIEW** - New York established its BCP to address the environmental, legal, and financial barriers that often hinder the redevelopment and reuse of contaminated properties and to enhance private sector cleanups. New York's BCP is a cooperative approach among the NYSDEC, the NYSDOH, and Volunteers to investigate and/or remediate contaminated Sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a Site. The goal under the BCP is to remediate a Site to a level that is protective to public health and the environment consistent with the proposed uses of the Site. When a Volunteer completes work, a release from liability from the NYSDEC is provided with standard reservations. A Certificate of Completion is issued.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement with NYSDEC, or if the applicant commits fraud regarding its application or its certification that it has met cleanup levels.

For information regarding New York State's Brownfield Cleanup Program, please visit our web Site at:

<http://www.dec.state.ny.us/webSite/der/bcp>

