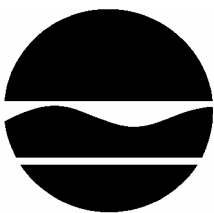


NEW YORK STATE  
DEPARTMENT OF



ENVIRONMENTAL  
CONSERVATION

**FACT SHEET # 2**

**BROWNFIELD CLEANUP PROGRAM**

**Queens West (Hunter's Point) Parcel 8**

**February 2008**

**Site No: C241087**

**Queens, New York**

**Public Announcement**

**COMMENCEMENT OF SUPPLEMENTAL  
REMEDIAL INVESTIGATION**

**Comment Period:**

**February 27, 2008 THRU March 27, 2008**

This fact sheet serves to announce the public comment period for a draft Remedial Investigation Work Plan that was submitted under New York's Brownfield Cleanup Program (BCP).

**Document Repositories**

**Queens Borough Public  
Library**

Court Square Branch  
2501 Jackson Ave.  
Long Island City, NY 11101  
Phone: (718) 937-2790  
Please call for hours of operation

**NYSDEC Region 2 Office**

47-40 21<sup>st</sup> Street  
Long Island City, NY 11101  
Call in advance – (718) 482-6405  
Hours: Mon. to Fri. 9 a.m. to 4 p.m.

**Community Board No. 2 Office**

43-22 50<sup>th</sup> Street - Second Floor  
Woodside, New York 11377  
(call in advance) (718) 533-8773  
Hours: Mon. to Fri. 9 a.m. to 5 p.m.

**Project Contacts**

**Dana Kaplan**

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Long Island City, NY 11101  
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(718) 482-6405

For Public Health Related Questions:

**Dawn Hettrick**

NYSDOH  
547 River Street  
Troy, New York 12180  
(800) 458-7860 ext 2-7860  
[deh02@health.state.ny.us](mailto:deh02@health.state.ny.us)

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)

The New York State Department of Environmental Conservation (NYSDEC) is notifying the public of proposed Supplemental Remedial Investigations (SRI) at the Queens West Development Parcel 8 Site ("the Site"), located at 4-56 47th Road in the Hunter's Point neighborhood of Long Island City, Queens County, NY (see Figure 1). The Site developer, Avalon Riverview II LLC and Avalon Riverview III LLC ("Avalon"), have submitted a draft Supplemental Remedial Investigation Work Plan (SRIWP), which 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 as a volunteer in the BCP.

**PUBLIC COMMENTS ON THE DRAFT SRI WORK PLAN**

NYSDEC is accepting written or verbal public comments on the draft SRIWP from February 27, 2008 to March 27, 2008. The draft SRIWP is available for review at the document repositories identified on the left side of this page. Your comments are important and strongly encouraged. Comments should be directed to Dana Kaplan, DEC Project Manager, via mail, fax, or email (see box to the left).

**HIGHLIGHTS OF THE PROPOSED SUPPLEMENTAL REMEDIAL  
INVESTIGATION**

The proposed SRI work will commence upon approval of the SRIWP by NYSDEC, and will include investigation of soils, groundwater, air, and sediment. Most of the SRI work will occur on the Site, but there will be off-site sediment sampling in the East River, and air sampling on streets and sidewalks. Key components of the SRIWP are as follows:

- Soil gas survey;
- Ambient air sampling and monitoring;
- Soil sampling & monitoring well installation;
- Groundwater and surface water sampling;
- Sediment sampling;
- Test pits and geophysical survey;
- Application of water as necessary to control dust;
- Possible remedy pilot testing;
- Hours of operation will be normal business hours for construction in New York City;
- Site work is expected to begin around April 14, 2008 and finish within three to six months;
- A report documenting the results of the SRI will be submitted in draft within 90 days of completing the SRI work.

## **SITE DESCRIPTION**

The Site occupies 0.73 acres in an area characterized by high-rise residential buildings, a state park, and light commercial activities. It is currently vacant, with the exception of a soil and debris pile to be removed pursuant to an Interim Remedial Measure Work Plan that is currently under review by the NYSDEC and NYSDOH. 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 to be contaminated with these

materials. Additional investigation, as described in the SRIWP, is necessary to fully characterize the Site.

## **NEXT STEPS**

The proposed SRIWP describes the methods and procedures to be followed during the investigation. Implementation of the SRIWP is scheduled to commence on or about April 14, 2008. All work will be overseen by NYSDEC and NYSDOH and implemented in accordance with the approved SRIWP.

Within 90 days of completing the SRI work, a Supplemental Remedial Investigation Report (SRIR), describing the investigation activities and the results of the study, will be submitted to NYSDEC and NYSDOH for review. Based upon the results and conclusions presented in the SRIR, a Remedial Action Work Plan describing the Volunteers' plans to remediate the Site will be prepared.

## **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 Sites to a level that is protective of public health and the environment consistent with the proposed uses of the Site. When a Volunteer completes work under the BCP, NYSDEC issues a Certificate of Completion and a release from liability with standard reservations.

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.

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If you have any questions or know of any individual or organization that would like to be added to the project mailing list, please contact Dana Kaplan, NYSDEC Project Manager. We encourage you to share this fact sheet with neighbors and tenants, and/or post it in a prominent area of your building.

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**Figure 1.**

