



FACT SHEET # 5
BROWNFIELD CLEANUP PROGRAM

April 2010
Site No: C241087

Queens West (Hunter's Point) Parcel 8

Long Island City NY 11101

Public Announcement

**DRAFT REMEDIAL ACTION WORK PLAN AVAILABLE
FOR PUBLIC REVIEW**

Comment period runs from April 23 to June 7, 2010

Document Repositories

**Queens Borough Public
Library**

Court Square Branch
25-01 Jackson Ave.
Long Island City, NY 11101
Phone: (718) 937-2790
Mon: 12:00 Noon to 7:00 PM
Tue: 1:00 PM to 6:00 PM
Wed: 10:00 AM to 6:00 PM
Thu: 12:00 Noon to 6:00 PM
Fri: 12:00 Noon to 6:00 PM
Sat/Sun: Closed

NYSDEC Region 2 Office

47-40 21st Street
Long Island City, NY 11101
Call in advance – (718) 482-4900
Hours: Mon. to Fri. 9 AM to 4 PM

Community Board No. 2 Office

43-22 50th Street - Second Floor
Woodside, New York 11377
(Call in advance) (718) 533-8773
Hours: Mon. to Fri. 9 AM to 5 PM

Project Contacts:

Sondra Martinkat
NYSDEC
47-40 21st. Street
Long Island City, NY 11101
(718) 482-4891
smmartin@gw.dec.state.ny.us

For Public Health-related Questions:

Dawn Hettrick
NYSDOH
547 River Street
Troy, New York 12180
(800) 458-7860 ext 2-7860
bee@health.state.ny.us

For more information about NY State's
Brownfield Cleanup Program, visit:

www.dec.ny.gov/chemical/8450.html

This Fact Sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's ("NYSDEC") Brownfield Cleanup Program ("BCP"). You have been sent this Fact Sheet because you own or live on property near 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, NY. The Site developer Avalon Riverview III LLC and Site owner, Queens West Development Corporation (collectively, the "Volunteer") have submitted a draft Remedial Action Work Plan ("RAWP") to the NYSDEC and the New York State Department of Health ("NYSDOH") which proposes actions to remediate soil and groundwater contamination beneath Parcel 8, as well as areas nearby to Parcel 8 (the "Parcel 8 Off-Site Area"). The draft RAWP and other project documents are available for your review at the document repositories identified on the left hand side of this page. NYSDEC is accepting written public comments on the draft RAWP from April 23 through June 7, 2010.

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 bounded by 47th Road to the north, Center Blvd. to the east, 48th Avenue to the south, and Peninsula Park and the East River to the west (see Figure 1, below). The Site is currently vacant. The Parcel 8 Off-site Area consists of Peninsula Park, Gantry Plaza State Park, and the nearby portion of Center Boulevard, which collectively occupy approximately 1.5 acres. The Parcel 8 Off-site Area surrounds the Site to the east, south and west and is bounded by 47th Road and the East River to the north, the east side of Center Boulevard to the east, 48th Avenue and the East River to the south, and the East River to the west (see Figure 1). Historically, the Site and the Off-site Area were used for, or were near areas used for, chemical storage and manufacture of roofing materials. This process used creosote, which is derived from coal tar. Creosote was stored in tanks and drums, and was contained in stills on Parcel 8. 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.

SUMMARY OF PREVIOUS WORK: The Site and the Parcel 8 Off-site Area have been investigated over a period of several years from July 2006 through July 2009. An initial subsurface investigation was conducted in July 2006 and a Remedial Investigation ("RI") was completed in January 2009. The investigations included soil borings, groundwater sampling, a soil gas survey, and fluid level monitoring. The RI found that soils and groundwater beneath the Site and the Parcel 8 Off-site Area are contaminated with creosote and coal tar-related compounds from the historical manufacturing of roofing materials, and with petroleum products, including volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs). Earlier investigations in 1985 and 1994 found VOCs and SVOCs in the groundwater beneath Peninsula Park and low levels of coal tar-related compounds in the soils in Peninsula and Gantry Plaza State Parks. These areas have since been covered with clean soil and/or capped with paving or walkways, preventing exposure to these compounds. Results of soil gas sampling of the shallow soils showed minimal concentrations of VOCs. No evidence of site-related contaminants was found within the river sediments.

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A remedial pilot study was completed on Parcel 8 to obtain information needed to design the remedy.

SUMMARY OF PROPOSED REMEDIATION

Parcel 8 and the Parcel 8 Off-site Area, excluding Gantry State Park, will be remediated using in-situ ("in-place") chemical oxidation. Chemical oxidation uses chemicals to neutralize pollution in soil and groundwater. The chemicals will change contaminants into harmless substances, like water and carbon dioxide. The chemicals will be injected into the subsurface through wells with minimal surface disruption.

On the Site, the upper 4 to 5 feet of soil will also be excavated as part of the remediation. NYSDEC does not anticipate odors emanating from the Site during excavation since the main contaminants are located below 5 feet, however as a contingency, odor control measures will be employed during the excavation phase which will include limiting the size of the excavation, and use of odor suppressant sprays as necessary. If odors develop which cannot be mitigated using these methods, a tent will be available to contain and treat odors if needed.

In-situ chemical oxidation on the Site and the Parcel 8 Off-site Area will commence following the approval of the RAWP, and are expected to begin in the Summer of 2010 and be completed by the Fall of 2010. Excavation will be done on the Parcel 8 Site only and will start in December 2010. The excavation activities are expected to be completed in approximately one month. Hours of operation will be normal business hours for construction in New York City.

NEXT STEPS:

NYSDEC is accepting public comments on the RAWP from April 23 through June 7, 2010. Comments and questions are encouraged and should be directed to the NYSDEC project manager identified on page 1. The RAWP and previous NYSDEC-approved documents for the project are available for review at the document repositories shown on page 1. NYSDEC will consider public comments as it completes its review of the RAWP, have any necessary revisions made and, if appropriate, approve the RAWP. NYSDOH must concur in the approval of the RAWP. When the NYSDEC approves the RAWP, the Volunteer may proceed with the design and construction of the Site remedy.

SIGNIFICANT THREAT DETERMINATION:

As part of every BCP project, NYSDEC, in conjunction with NYSDOH, is required to make a determination whether the conditions at a remediation Site pose a significant threat to human health or the environment, as defined in NYSDEC's regulations 6 NYCRR Part 375. The Queens West Parcel

8 Site has been determined by NYSDEC and NYSDOH to pose a significant threat to public health and to the environment. This decision is based on the nature of the existing contaminants identified at the Site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to contaminants. As such, funding for a Technical Assistance Grant, or TAG, will be available to qualifying community groups. Please visit: <http://www.dec.ny.gov/regulations/2590.html>, or contact the NYSDEC project manager for more information on how to apply for a TAG.

BROWNFIELD CLEANUP PROGRAM (BCP)

OVERVIEW:

New York State 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 Applicants to investigate and/or remediate contaminated sites. Under the BCP, a Volunteer enters into a Brownfield Cleanup Agreement (BCA) 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 particular site to a level that is protective of public health and the environment consistent with the proposed uses of that Site. When an Applicant completes work under the BCP, NYSDEC issues a Certificate of Completion (COC) and a release from liability with standard reservations. With its receipt of a COC, this Site would:

- Have no liability to the State for contamination at or coming from the Site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of remedial activities and for redevelopment of the Site.

A COC may be modified or revoked if, for example, the Applicant does not comply with the terms of its BCA with NYSDEC, or if the Applicant commits fraud regarding its application or its certification that it has met cleanup levels.

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 the NYSDEC 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.

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