



Queens West (Hunter's Point) Parcel 8
Long Island City, New York 11101

Public Announcement
Environmental Cleanup to Begin
Remediation Design Approved

Public Notice

**Remedial work to commence
in October 2010**

Document Repositories

NYSDEC Region 2 Office

47-40 21st Street

Long Island City, NY 11101

Call in advance – (718) 482-4900

Hours: Mon. to Fri. 9 a.m. to 4 p.m.

Queens Borough Public Library

Court Street Branch

25-01 Jackson Avenue

Long Island City, New York 11101

(718) 937-2790

Call for hours

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For additional information visit:

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

The New York State Department of Environmental Conservation (NYSDEC), in conjunction with the New York State Department of Health (NYSDOH), has approved the Remedial Action Work Plan (RAWP) for the Queens West (Hunter's Point) Parcel 8 property (the Site), located at 4-56 47th Road, Long Island City, NY. See map on last page for location of Site. The Site developers, Queens West Development Corporation, Avalon Riverview II, LLC, and Avalon Riverview North, LLC (collectively the Volunteer), will soon begin action to remediate the Site, with oversight provided by the NYSDEC and NYSDOH. The RAWP, submitted under the Brownfield Cleanup Program (BCP) by the Volunteer in April 2010 and revised in August 2010, has been found by the NYSDEC and the NYSDOH to be protective of public health and the environment and was approved by NYSDEC in September 2010. The approved RAWP is available for public review at the document repositories listed in the box at left. Remedial activities are expected to commence in October 2010.

SIGNIFICANT THREAT DETERMINATION: As part of every BCP project, NYSDEC in conjunction with NYSDOH, is required to make a determination whether the conditions at the Site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations 6 NYCRR Part 375. The Parcel 8 Site has been determined by the NYSDEC and the NYSDOH to pose a significant threat to public health and to the environment. This decision is based on the nature of the contaminants identified at the Site, the potential for off-site migration of contaminants in the groundwater, and the potential for human exposure to site-related contaminants via soil vapors. Notice of this determination was provided in the July 2008 Fact Sheet No. 3. Funding for a Technical Assistance Grant (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.

HIGHLIGHTS OF THE REMEDIAL ACTION: The upcoming remedial action work is planned to commence in October 2010. All of the work will be done on-site. Key components of the work are as follows:

- Excavation and off-site disposal of all soil/fill exceeding the Commercial Use Soil Cleanup Objectives (CUSCOs) criteria presented in the NYSDEC Part 375 Regulations from grade to four feet below grade for soil impacted from historic releases;
- Excavation and off-site disposal of Hot Spot areas contaminated with PCBs, metals, and petroleum;
- Removal of an underground storage tank and associated piping;
- Post-excavation sampling to assess conformance with the remedial action objectives;
- Soil and groundwater remediation from 10 to 22 feet below grade through in situ (in-place) chemical oxidation;
- Installation of a composite cover system consisting of, at a minimum, 2 feet of clean soil and/or 6 inches of asphalt or concrete;
- Recording of an Environmental Easement requiring implementation of engineering and institutional controls described in a Department-approved Site Management Plan to manage residual contamination; and

BROWNFIELD CLEANUP PROGRAM

- Publication of a Site Management Plan for long term management of residual contamination, as required by the Environmental Easement, that will require installation of an active sub-slab depressurization system and vapor barrier for any occupied buildings constructed on the Site.

A site-specific health and safety plan (HASP) will be implemented during remediation for protection of on-site workers and off-site residents and will include a community air monitoring plan (CAMP) during the excavation portion. Dust and odor suppression measures will be implemented as necessary during remediation. Hours of operation will be normal business hours for construction in New York City. Remedial action tasks are expected to be complete in six to nine months.

SITE DESCRIPTION: The Site occupies 0.73 acres in an area characterized by high-rise multi-unit 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 and Gantry Plaza State Park to the south, and Peninsula Park and the East River to the west (see Figure). The Site is currently vacant. Historically, the Site was used for storage of materials 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.

NEXT STEPS: The Volunteer plans to begin the remedial action work in October 2010. All work will be implemented in accordance with the approved RAWP and is anticipated to take approximately six to nine months. Installation of the active ventilation system is therefore not included in the aforementioned timeframe. NYSDEC and NYSDOH will oversee the implementation of the RAWP. Within 90 days of completing the work, the Volunteer must submit to NYSDEC a final engineering report which describes in detail the implemented remedial actions.

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 features 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 (BCA) with the NYSDEC and thereafter submits one or more work plans to investigate and, if necessary, remediate a site. The primary goal of the BCP is to remediate sites to a level that is protective of public health and the environment consistent with their proposed uses. When a Volunteer completes work, a release from liability from the NYSDEC is provided with standard reservations and a Certificate of Completion (COC) is issued. With its receipt of a COC, the Volunteer 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 Volunteer commits fraud regarding its application or its certification that it has met cleanup levels.

Contact the NYSDEC project manager if you have any concerns or questions on implementation of the 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.

