NEW YORK STATE DEPARTMENT OF

ENVIRONMENTAL CONSERVATION

Document Repositories

Information Technology High School
21-16 44th Road
Long Island City, New York 11101

New York State Department of Environmental Conservation: Region 2
41-40 21st Street
Long Island City, New York 11101
(718) 482-4065
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For environmental related questions:

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For more information go to:
http://www.dec.ny.gov/

FACT SHEET

NYSDEC

Information Technology High School
21-16 44th Road
Long Island City, Queens, NY

Site #V00366
October 2007

REMEDIAL PROGRAM SUMMARY INFORMATION TECHNOLOGY HIGH SCHOOL

The New York State Department of Environmental Conservation (NYSDEC), working cooperatively with the New York State Department of Health (NYSDOH), administers the Voluntary Cleanup Program (VCP). New York established the VCP to encourage the voluntary cleanup of contaminated properties known as *brownfields* so that they can be reused and redeveloped in a manner that is protective of public health and the environment. These uses may include recreation, housing, education or business. A *brownfield* is any property that is difficult to reuse because of the presence or potential presence of contamination. Under the VCP, a Volunteer enters into a Voluntary Cleanup Agreement with the NYSDEC and thereafter submits work plans to investigate and remediate a site.

The Volunteer, Ms. Virginia Peterson (Trustee of the Estate and co-owner of the property) and several other individuals (Successors, Executors and Trustees of the Estate) have successfully completed remedial investigation and remedial action at the property at 21-16 44th Road in Long Island City, New York (the Site). Completion of the VCP process has rendered the site protective of public health and the environment. This property now houses the Information Technology High School. The remedial action was designed to address the property's current use as a school. Several remedial and protective systems were constructed at this site. Management of these systems is performed under an Operations and Monitoring Program (O&M). Details of the steps of the VCP program that have been taken on this property are provided in this fact sheet below.

If you have any questions about this Site you may contact the NYSDEC and/or NYSDOH project managers. Document repositories that contain all Final Reports for this property have been established and are listed in the column, at left.

Remedial Investigation Findings

The Information Technology High School property is located south of 44th Road, east of 21st street in Long Island City, NY approximately one half mile from the East River in a neighborhood that is currently mixed commercial, industrial, with some residential. Originally, the site consisted of a four story, 30,000 square foot warehouse. Historical uses include cloth manufacturing, a metal plating and finishing factory and a 5,000 square foot parking lot. The plating factory used a drum storage area for storing chemicals used on-site. Remedial Investigation of soil, groundwater and soil vapor was completed in 2002 and 2003 and revealed high concentrations of Volatile Organic Compound (VOC) vapors under the building slab and in groundwater. The sources of the VOC were determined to be from the drum storage area (which is outside the footprint of the school). Elevated concentrations of lead were also identified in soil beneath the dry drains under the buildings and in the courtyard.

Remedial Actions

The Remedial Action Work Plan (RAWP) was released for public review during May 21-June 20, 2003. The RAWP was approved by the NYSDEC and NYSDOH thereafter.

- The Site Remedy consisted of the following Remedial Actions:
  - Removal and disposal of stored drums and other smaller containers;
  - Cleaning the boiler room area and the elevator pits;
  - Closure of a 5,000 gallon heating oil tank;
  - Excavation and removal of the dry drains and the soil hotspots in the parking lot;
  - Disposal of the contaminated soil off site;
  - Placement of a competent cover over the entire site, consisting of concrete, asphalt, paving stones and/or clean soil;
  - Removal of existing building slab and 2 (two) feet of underlying soil;
  - Placement of a new 8-inch concrete slab;
  - Placement of a 40-mil HDPE (hard plastic) liner below the slab;
  - Sealing all joints in liner and placement of sealed boots around all utility entries (vapor barrier);
  - Placement of a gravel layer with piping to create a slight vacuum below the slab (sub-slab depressurization system);
  - Installation of a deep soil vapor extraction and treatment system;
  - Installation of blower fans to remove vapors;
  - Installation of a groundwater extraction and treatment system. Groundwater is extracted at very low rates to limit capture to immediate area;
  - Enclosure of all collection and treatment systems;
  - Implementation of an operation and maintenance program for remedial systems;
  - Implementation of a monitoring program for remedial systems;
  - Deed restriction noting the site's history and requirements for maintaining the remedy.
- The following was provided by the New York State Department of Health in response to site specific conditions and consists of the following:
  - Groundwater beneath the site is not used as a source of drinking water and direct exposure does not exist;
  - Direct exposure to contaminated soils is prevented by covering soils with building slabs and asphalt paving. Maintenance of these soil covers is required as part of a deed restriction;
  - Potential exposure to subsurface soil vapors is addressed by the combination of the 8-inch concrete slab, vapor barrier and sub-slab depressurization systems. A positive pressure heating and ventilation system is used within the building with multiple air changes per hour.