



NYC Parks

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City of New York
Parks & Recreation

Olmsted Center
Flushing Meadows
Corona Park
Flushing, NY 11368
www.nyc.gov/parks

Ms. Ioana Munteanu-Ramnic, P.E.
Environmental Engineer
NYS-DEC-Region 2
1 Hunter's Point Plaza
47-40 21st Street
Long Island City, NY 11101

November 28, 2012

Re: **PERIODIC REVIEW REPORT FOR 3/16/11 TO 7/31/12 – SITE NO. V00406**
ELMHURST PARK, QUEENS BOROUGH

Dear Ms. Munteanu-Ramnic,

The New York City Department of Parks & Recreation (DPR) hereby provides the New York State Department of Environmental Conservation (DEC) with additional information concerning the Elmhurst Park site (78-01 57th Avenue, Elmhurst, NY 11373) per your October 16, 2012 letter. Note that this entire submittal is provided in an electronic, digit format, including my August 28, 2012 submittal.

Three attachments are described as follows.

Attachment 1 – Periodic Review Report for August 2012

Attachment 2 – Description of the Comfort Station

Attachment 3 – CD with complete electronic, digitally-formatted information

Please call me at (718) 760-6922 should you have any questions.

Sincerely,

Matty Rowland, Ph.D., P.E.
Senior Project Manager for Site Remediation
New York City Department of Parks & Recreation
Capital Projects Division

cc: Joelle Byrer, NYC-DPR Queens Borough Team Leader
Paul D'Amore, NYC-DPR Chief, Queens Operations

Attachment 1

Periodic Review Report for August 2012

Periodic Review Report - August 2012

Site No. V00406

Site Name: Gas holder Site

**Site Address: 78-01 57th Avenue 11373
Elmhurst, Queens**

I. Introduction

Site Location

Elmhurst Park is located between 57th Avenue and Grand avenue opposite 79th street in the Borough of Queens. The site is bordered on one west by a CSX freight rail line. A Verizon facility with truck parking and residential rear yards border the park on the East.

Summary of remedial and site history

The Site was remediated by KeySpan energy, the former property owner, in accordance with the Voluntary Cleanup agreement (VCA) Index# D2-0002-99-10 which was issued in 2000. This VCA required KeySpan to investigate and remediate contaminated media, which was defined as soil and groundwater at the Newtown Holders Tank Site.

The land was transferred to the New York City Department of Parks & Recreation (DPR) for use as a park. In October 2007 City of New York Parks Prepared a Site Management Plan (SMP) This SMP has been approved by New York State Department of Environmental Conservation (DEC) in accordance with the requirements in NYSDEC Draft DER-10 Technical guidance for Site Investigation and Remediation, Dated December 2002 and the guidelines provided by DEC. This SMP was prepared to manage residual contamination remaining at the site in perpetuity by providing a process for oversight of Institutional Controls (IC) and Engineering Controls (EC) and for regular reporting of the effectiveness of these controls in Periodic Review Reports (PRRs).

Site Institutional Controls (IC):

Land use Restriction (Restricted residential uses including Parkland)

Soil Management Plan

Groundwater Use Restriction

Engineering Control (EC):

Cover System

City of New York Parks completed construction of the first Phase of Park development in October 2008. The first PRR followed this construction in early 2009. The site with the cover complete and fully covered in lawn remained

closed to the public. In October 2009 Phase two of park construction started and was completed in June 2011. The third and final phase began in June 2011 and was completed in June 2012.

Compliance and Recommendations

Institutional controls compliance during reporting period

The site development as a park is in compliance with the restricted residential use Land use restriction and Groundwater restriction. All construction work was and continues in compliance with the Soil and Pipe Management Plan of the site management plan.

Engineering control compliance during reporting period

Phase two includes constructing the playground and building foundation, installing pavements, site furniture and additional trees, shrubs and groundcovers. Additional fill is added to the hill to make it higher for winter sledding. The construction is complete. All construction work is in compliance with the Soil and Pipe Management Plan of the Site management Plan (SMP). No contamination was detected during all construction. The Engineering Control, the cover (2' of clean fill) is complete and intact. There is a minimum two feet of clean fill over the entire site. Many areas of the site have significantly more cover.

Recommendation

Parks recommends an evaluation be conducted to determine if the requirements for discontinuing site management have been met for the entire site. There are significant areas of the park where the cover far exceeds 2'.

Monitoring Plan compliance

All construction work during the reporting period and continuing is in compliance with the Soil and Pipe Management Plan of the Site management Plan (SMP). No contamination was detected during all construction to date. The Engineering control- 2' of cover is intact.

Attachment 2

Description of the Comfort Station



City of New York
Parks & Recreation

Adrian Benepe
Commissioner

The Arsenal
Central Park
New York, New York 10065

Capital Projects

Olmsted Center
Flushing Meadows-Corona Park
Flushing, New York 11368

Thérèse Braddick
Deputy Commissioner

(718) 760-6602
therese.braddick@parks.nyc.gov

SUBSTANTIAL COMPLETION – USE INSPECTION REPORT

August 6, 2012

Siedlecki Construction Co., Inc.
24 Pollock Ave.
Jersey City, NY 07305

RE: CONTRACT NO.: Q492-209M (20111428292)
THE CONSTRUCTION OF A COMFORT STATION ON AN EXISTING FOUNDATION AT THE ELMHURST GAS TANK
SITE LOCATED BETWEEN 57TH AVE & GRAND AVE, OPPOSITE 79TH ST, BOROUGH OF QUEENS
DESIGN & SUPERVISION: DPR
Ladies and Gentlemen:

As permitted by Article 16 – Occupation Or Use Prior To Completion, a substantial completion use inspection for the project excluding the heating system was held on August 2, 2012, in connection with the above-captioned contract.

Present at the inspection were:

J. Amagrande (on 8/1/12)	-	DPR Commissioner's Office
V. Alfano, C. Behle	-	DPR Queens Construction
J. Fitzgerald	-	DPR M & O Supervisor
B. Siedlecki, R. Krakowski	-	Siedlecki Construction

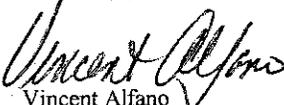
All work was deemed to be substantially completed in accordance with the contract requirements, except for the final punch list items on the attached page. A copy of the "Final Punch List" is enclosed in accordance with Article 44 of the Contract. You are directed to complete all of the items on the final punch list no later than September 2, 2012, under the supervision of the DPR Resident Engineer. When the work is completed, a re-inspection (Final Punch List Inspection) of this work will be scheduled.

All insurance coverage, including Fire Insurance, is to be maintained through final acceptance of the entire contract.

You are advised that the guarantee period for the work associated with this substantial completion use inspection will expire on August 2, 2013 unless otherwise specified in the contract documents.

The performance bond will remain in effect throughout the guarantee period.

Very truly yours,


Vincent Alfano
Borough Director
Queens Construction

cc: FMFO, Natoli, Granitto, Byrer, Alfano, Behle, H. Chang, B/C Lewandowski, Amagrande, EAO, Sessler, Data Systems, Contract Services, A.H. Williams, OMP/Arsenal (PIP), Bonding Co.



Q492-209M
Substantial Completion
Use Inspection Punch List
Held on August 2, 2012

Construction Items

1. Waterproof all roof penetrations.
2. Fix damaged exterior fence.
3. Protect knitting sod with orange construction fence until acceptable stand is obtained (one mow minimum).
4. Gas meter and piping must be relocated outside building per DOB.
5. DOB sign-off and C of O.

Utility Items

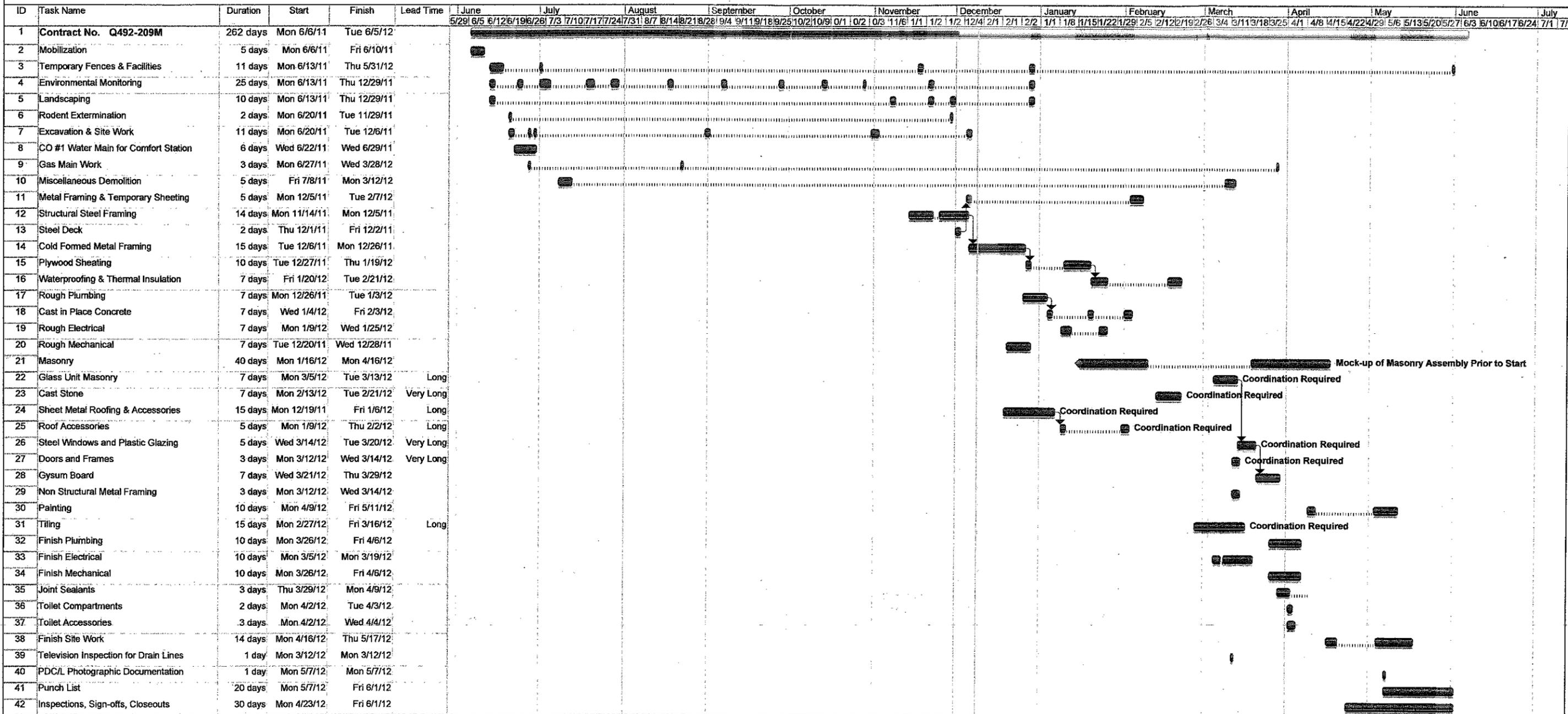
1. Plumbing
 - a. Paint Pipes (Spec P-601)
 - b. Label Pipes (Spec P-601)
 - c. Instruction Cards (Spec P-609)
 - d. Maintenance Instructions – 6 Copies – (Spec P-610)
 - e. Extra Materials (Spec P-611)
 1. 1 Toilet Flushometer
 2. 1 Urinal Flushometer
 3. 1 Lavatory Faucet
 4. 1 Solenoid Valve for Lavatory Faucet
 - f. Guarantee/Warranty Labels (P- 611)
 - g. DOB inspection / Utility meters
2. HVAC
 - a. Balancing and Inspection (HAKS) (Spec P-631)
 - b. Maintenance Instructions – 6 Copies – (Spec P-633)
 - c. Instruction Cards – (Spec P-633)
 - d. Warranties – (Spec P-633)
 - e. Guarantee/ Warranty Labels – (Spec P-633)
3. Electric
 - a. Labels of Curcuits / Guarantee-Warranty Labels

Administrative Items

1. As-built drawings.
2. Extra materials turn over items.
3. Art Commission Photos.
4. 2/3 & final progress photos.

Siedlecki Construction Co., Inc.

24 Pollock Ave.
Jersey City, NJ 07305
(201) 795-1222 P
(201) 474-8948 F



Project: Construction of a Comfort Station at the Elmhurst Gas Tank Site
Contract No. Q492-209M

Date: Fri 12/9/11

Task Progress Summary External Tasks Deadline
Split Milestone Project Summary External Milestone



**City of New York
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New York, NY 10021

Adrian Benepe
Commissioner

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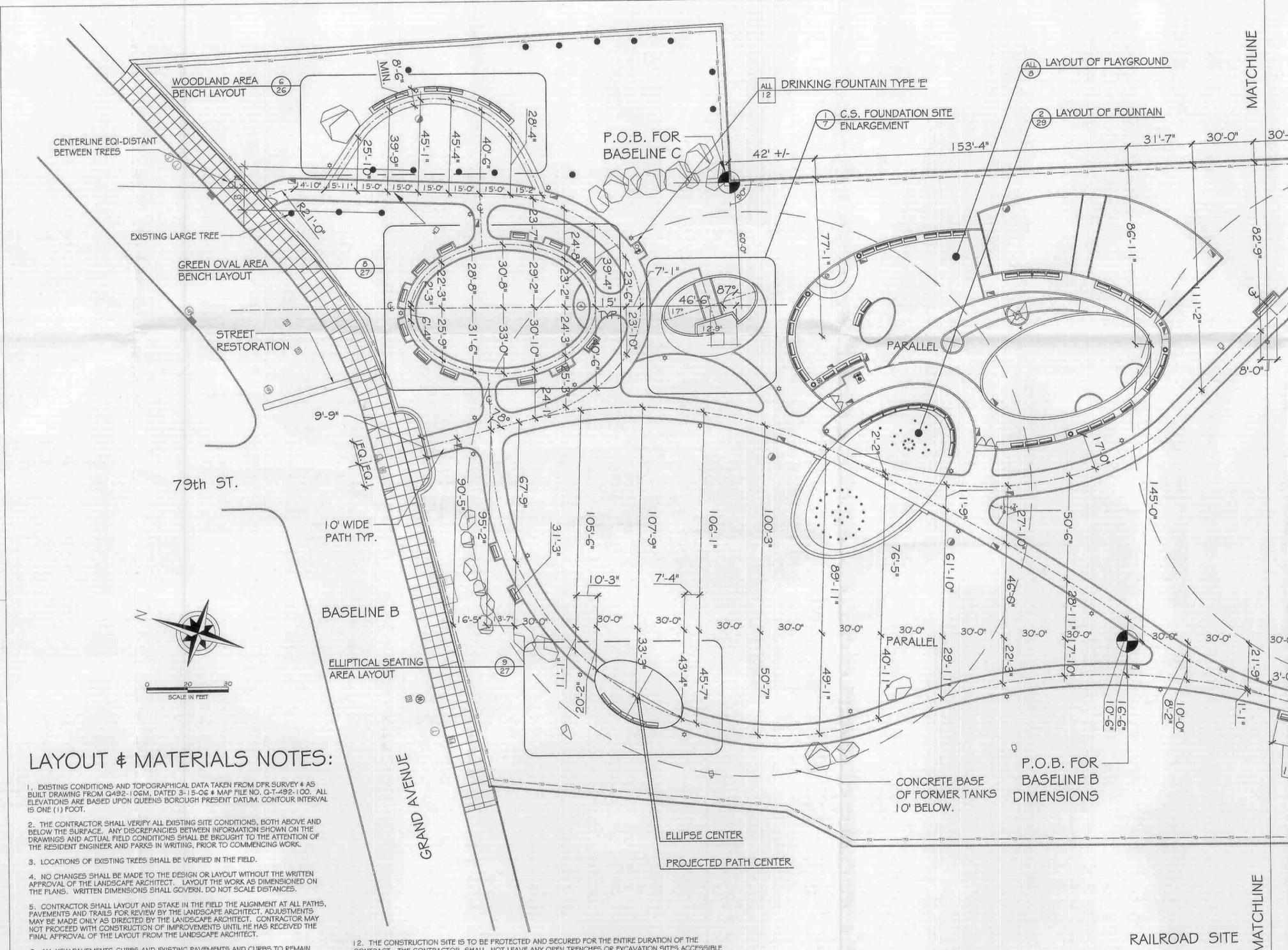
Amy L. Freitag
Deputy Commissioner

MEMO

To: Marty Rowland
From: Helen Ogrinz *HO*
Date: 10/18/12
Subject: Q492-106M – DEC report

Attached Please find the drawing indicating the location of the Comfort Station- please not that it is with the basin are of the old Gas storage tank and not in the cleanup area.

cc: J.Byrer, J.Mituzas,file
attachment



LAYOUT NOTES:

1. LAYOUT: WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS. NO CHANGES SHALL BE MADE TO THE DESIGN OR LAYOUT WITHOUT WRITTEN APPROVAL FROM THE DESIGN DIVISION.
2. THE CONTRACTOR SHALL STAKE OUT THE CENTER LINES OF PATHS AND CORNERS OF THE PAVEMENT EDGES FOR APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF PATH.
3. SIDEWALK PAVEMENT EDGE SHALL BE PARALLEL TO THE ADJACENT STREET CURBS.
4. PATHS ARE 10'-0" WIDE UNLESS OTHERWISE NOTED.

LEGEND

- POINT OF BEGINNING (P.O.B.)
- CENTERLINE

LAYOUT & MATERIALS NOTES:

1. EXISTING CONDITIONS AND TOPOGRAPHICAL DATA TAKEN FROM DPR SURVEY # AS BUILT DRAWING FROM Q492-106M, DATED 3-15-06 # MAP FILE NO. Q-T-492-100. ALL ELEVATIONS ARE BASED UPON QUEENS BOROUGH PRESENT DATUM. CONTOUR INTERVAL IS ONE (1) FOOT.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, BOTH ABOVE AND BELOW THE SURFACE. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE RESIDENT ENGINEER AND PARKS IN WRITING, PRIOR TO COMMENCING WORK.
3. LOCATIONS OF EXISTING TREES SHALL BE VERIFIED IN THE FIELD.
4. NO CHANGES SHALL BE MADE TO THE DESIGN OR LAYOUT WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. LAYOUT THE WORK AS DIMENSIONED ON THE PLANS. WRITTEN DIMENSIONS SHALL GOVERN. DO NOT SCALE DISTANCES.
5. CONTRACTOR SHALL LAYOUT AND STAKE IN THE FIELD THE ALIGNMENT AT ALL PATHS, PAVEMENTS AND TRAILS FOR REVIEW BY THE LANDSCAPE ARCHITECT. ADJUSTMENTS MAY BE MADE ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT. CONTRACTOR MAY NOT PROCEED WITH CONSTRUCTION OF IMPROVEMENTS UNTIL HE HAS RECEIVED THE FINAL APPROVAL OF THE LAYOUT FROM THE LANDSCAPE ARCHITECT.
6. ALL NEW PAVEMENTS CURBS AND EXISTING PAVEMENTS AND CURBS TO REMAIN SHALL MEET IN SMOOTH FLUSH CONDITION UNLESS NOTED OTHERWISE.
7. NEW CURBS, WALLS, AND PAVEMENTS SHALL BE BUILT TO A SMOOTH EVEN FINISH WITH A CONSISTENT TOP AND PROFILE WITHOUT WAVES OR IRREGULARITIES. ANY WORK NOT MEETING THIS QUALITY STANDARD SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL EXERCISE CARE DURING EXCAVATION OPERATIONS TO AVOID DISTURBING ADJACENT FACILITIES, SUB GRADE STRUCTURES AND TREES. ALL DAMAGE RESULTING FROM THE CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED AT NO EXPENSE TO THE CITY AND DPR. ALL REPAIR WORK SHALL BE TO THE SATISFACTION OF THE RESIDENT ENGINEER AND DPR. PLANTED AREAS DISTURBED BY HIS WORK SHALL BE RESTORED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
9. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO PROTECT ALL EXISTING TREES AND THEIR ROOT SYSTEM. EXCAVATIONS WITHIN THE DRIP LINES OF TREES SHALL BE KEPT TO A MINIMUM AND SHALL BE COMPLETED BY HAND ONLY AND SHALL BE PERFORMED IN THE PRESENCE OF THE RESIDENT ENGINEER. AT NO ADDITIONAL EXPENSE TO THE CITY, ROOTS OVER 2" DIAMETER SHALL NOT BE DISTURBED AND BRIDGE CURBS SHALL BE CONSTRUCTED WHERE NECESSARY.
10. IN AREAS WHERE NEW PAVEMENTS FALL WITHIN THE DRIP LINE OF EXISTING TREES, THE CONTRACTOR SHALL MINIMIZE EXCAVATIONS AT TREE ROOTS BY REDUCING THE AMOUNT OF FOUNDATION MATERIAL AS DIRECTED BY ENGINEER.
11. THE CONTRACTOR IS TO USE CARE DURING CONSTRUCTION TO AVOID DAMAGING ADJACENT FACILITIES AND PAVEMENTS. ANY DAMAGE RESULTING FROM THIS CONSTRUCTION WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE RESTORED AT HIS EXPENSE TO THE SATISFACTION OF THE PARKS DEPARTMENT.

12. THE CONSTRUCTION SITE IS TO BE PROTECTED AND SECURED FOR THE ENTIRE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL NOT LEAVE ANY OPEN TRENCHES OR EXCAVATION SITES ACCESSIBLE TO THE PUBLIC.
13. NO HEAVY MACHINERY, EQUIPMENT TRUCKS OR STOCKPILING OF MATERIAL IS PERMITTED WITHIN 15 FEET RADIUS OF THE TRUNK OR WITHIN THE DRIFLINE OF ALL EXISTING TREES. SEE TREE PROTECTION PLAN.
14. UTILITY POLE AND TRANSFORMER ON 57TH AVENUE SHALL REMAIN. CONTRACTOR TO TEST BEFORE COMMENCING WORK.
15. LONG LEAD ITEMS: IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ORDER MATERIALS IN A TIMELY MANNER. PLAY EQUIPMENT, STONE STEPS & BOULDERS ARE LONG LEAD ITEMS.
16. NO HEAVY MACHINERY, EQUIPMENT TRUCKS OR STOCKPILING OF MATERIAL IS PERMITTED WITHIN 15 FEET RADIUS OF THE TRUNK OR WITHIN THE DRIFLINE OF ALL EXISTING TREES. SEE TREE PROTECTION PLAN.
17. NEW CURBS, WALLS, AND PAVEMENTS SHALL BE BUILT TO A SMOOTH EVEN FINISH WITH A CONSISTENT TOP AND PROFILE WITHOUT WAVES OR IRREGULARITIES. ANY WORK NOT MEETING THIS QUALITY STANDARD SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
18. PROTECT THE EXISTING STREET LIGHT POLES AND SIGNS DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE CITY.

**City of New York
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Flushing, New York 11368

PROJECT TITLE
THE CONSTRUCTION OF A PLAYGROUND AND COMFORT STATION FOUNDATION / SITE UTILITIES
IN GAS TANK PARK, LOCATED BETWEEN 57TH AVENUE AND GRAND AVENUE OPPOSITE 79TH STREET
BOROUGH OF QUEENS

DRAWING TITLE
LAYOUT & MATERIALS PLAN - NORTH

DESIGNED BY H. OGRINZ, RLA	DRAWN BY H. OGRINZ, RLA	CHECKED BY H. OGRINZ, N. PRINCE, RLA
REVIEWED-TEAM LEADER K. QUINN, RA	FORESTRY:	APPROVED-DIRECTOR D. CARLSON, RLA
APPROVED-CHIEF OF DESIGN C. MCKINNEY	APPROVED-CHIEF ENGINEER J. NATOLI, PE	CONTRACT NO. Q492-107M
DATE JANUARY 31, 2009	SCALE 1" = 20'-0"	DRAWING NO. SHEET NO. 6 OF 53 SHEETS

Attachment 3

CD with complete electronic, digitally-formatted information