

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

**Public Meeting
Invitation
June 28, 2006
7:00 PM**

**NYSDEC Annex Bldg.
11-15 47th Ave.
Long Island City,
New York 11101**



The NYS Departments of Environmental Conservation and Health (NYSDEC and NYSDOH) will discuss the Proposed Remedial Action Plan (PRAP) for the Quanta Resources Site. At the meeting representatives from NYSDEC and NYSDOH will:

- describe results of detailed site investigations
- describe the performance of the past IRMs
- explain the Proposed Remedial Action Plan (PRAP)
- receive your verbal or written comments about the proposal

If you have any questions or would like additional information, please contact :

Mr. Brian Davidson
Project Manager
NYSDEC
625 Broadway
Albany, New York 12233-7016
(518) 402-9775

**The Public Comment Period
begins on June 19, 2006 and
extends through
August 3, 2006**

FACT SHEET

Quanta Resources Site

Site No. 2-41-005 & C241005
Long Island City, New York
NYSDEC, Region 2
Queens County

June 2006

Remedial Action Plan Proposed for the Quanta Resources Site



The New York State Department of Environmental Conservation (NYSDEC or the Department) working cooperatively with the New York State Department of Health (NYSDOH) have finalized the Proposed Remedial Action Plan (PRAP) for the Quanta Resources Site.

You Have an Opportunity to Review the PRAP. Your comments about the above referenced report are welcomed and encouraged. Written questions may be sent to:

Mr. Brian Davidson
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway, Albany, NY 12233-7016

Document Repositories: (To access the project related documents)

Queens Borough Public Library,
Sunny Side Branch
4306 Greenpoint Avenue
Long Island City, NY 11104
(718) 784-3033
Hours: Mon. 1-8; Tues. 1-6; Wed. 10-6; Thurs 1-8;
Fri. 10-6; & Sat 10-5
Ann Bangal, Head Librarian (Contact person)

NYSDEC
625 Broadway, 12th Floor
Albany, New York 12233-7016
Hours: Mon. - Fri. 8-5
Brian Davidson (Contact Person)

For More Information: Call or write the following staff for more information about:

Investigation:

Mr. Brian Davidson
NYSDEC, Div. Env. Remediation
625 Broadway, Albany, NY 12233-7016
(518) 402-9775

Health-Related Concerns:

Mr. Nathan Walz
NYSDOH, 47 River St.,
Troy, NY 12180
(518) 402-7860

Site History & Background

The Quanta Resources Site is an approximately 1.8 acre parcel located at 37-80 Review Avenue, within a highly industrialized area of Long Island City, Queens, New York. The site is bounded on the northeast by Review Avenue and on the southwest by the Southern Line of the Long Island Rail Road (LIRR). On the northwest it is bounded by an alley (Preston Street) that runs from Review Avenue to the LIRR tracks. On the southeast it is bounded by the property currently owned by Phoenix Beverages (an imported beer distributor). Farther to the northeast, across Review Avenue, is Calvary Cemetery. Farther to the northwest, across the alley, is the "North Capasso" property, also referred to as Review Avenue Development I (RADI).

The Quanta Resources property and surrounding properties have been used for a variety of industrial purposes since the late 19th century. Available information indicates the earliest recorded actual owner of the property was American Agricultural Chemical Company. In 1931 the property was transferred to Triplex Oil. Triplex Oil used the property for refining of used crank case oil for approximately 40 years. From 1972 until 1980 the facility was operated by several different owners including Pentac Corporation, Sea Lion Corporation, Ag-met Oil Service, Inc., Hudson Oil Refining Corp., and Portland Holding Corp. In 1980 Quanta Resources acquired the property, and used the property for the re-refining of used crankcase oil and other liquid recycling before filing for bankruptcy on October 6, 1981.

It is believed that most of the contamination at the site resulted from leaking pipes and improper storage of waste oils.

In June 1980, the site was listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites. The New York City Department of Environmental Protection (NYCDEP) completed an Emergency Removal Action in 1982 to address the immediate risks posed by the Site. Over 500,000 gallons of liquids and approximately 900 cubic yards

of solids were removed from the site. Portions of the material removed were impacted with polychlorinated biphenyls (PCBs), chlorinated solvents, heavy metals and/or cyanide. Following the removal, above ground storage tanks (ASTs), underground storage tanks (USTs), piping, separators, and the buildings were decontaminated, and an environmental investigation was conducted, with the results presented in a report prepared for the NYCDEP dated January 7, 1983. A Phase I investigation was then performed for the NYSDEC in 1984. The Phase I and NYCDEP Reports were supplemented by a Phase II investigation conducted by the NYSDEC. Investigatory work was conducted from 1988 through 1990 and reported similar contamination, soil and groundwater data as was reported previously.

In June 2005, the site was conveyed to DMJ Associates, LLC. The site was subsequently conveyed to 37-80 Review, LLC. DMJ Associates, LLC, 37-80 Review, LLC, and Cresswood Environmental Consultants, LLC are Volunteer Applicants to the Brownfield Cleanup Program (BCP) for the Quanta Resources property (referred to as Review Avenue Development II).

In addition, Cresswood Environmental Consultants, LLC, DMJ Associates, LLC, and Review Railroad, LLC are Volunteer Applicants to the BCP for the former North Capasso property (referred to as Review Avenue Development I or RADI).

The RAD I property to the northeast would also be remediated by the remedy proposed in the PRAP as an off site impacted area. A parking lot is proposed for the Quanta Resources site.

A Site location map can be seen on page 4 of this Fact Sheet.

Site Investigation

A Remedial Investigation (RI) was recently completed at the site. The purpose of the RI was to fully define the nature and extent of any on site and off site contamination resulting from previous activities at the site. The RI work was conducted in several phases

between 2003 and 2005.

The RI work included the installation of 30 on-site and off-site light non-aqueous phase liquid (LNAPL) monitoring wells; installation of 10 on-site and off-site groundwater monitoring wells; hydrogeologic testing of the monitoring wells; 16 soil borings; surveying to precisely locate the elevation and location of all monitoring wells and sample locations; sampling of 46 new and existing monitoring wells; LNAPL baildown testing to determine the mobility and recoverability of the LNAPL; groundwater modeling to predict groundwater movement and contaminant transport; collection and analysis of 5 surface soil samples; collection and analysis of 10 soil vapor samples.

The RI work also included the installation of 2 LNAPL observation wells and performance of an LNAPL Recovery Pilot Study to further assess the recoverability of the LNAPL. The LNAPL recovery system was operated from April 2004 through July 2004.

The RI work revealed an estimated 475,000 gallons of LNAPL on the watertable at the Quanta site and off site areas. The RI also revealed contaminated groundwater, soils, and soil vapor at the site.

Remedial Alternatives

Potential remedial alternatives were identified to determine the most effective way to address the contamination at the Quanta Resources Site and impacted off-site areas. Six remedial alternatives for the site were screened and evaluated in a Feasibility Study (FS). The FS is available for review at the document repositories.

Based on the results of the RI/FS, the NYSDEC is proposing FS Alternative "F" for the site. Alternative "F" calls for LNAPL recovery via a combination of single phase, vacuum-enhanced, and localized soil heating LNAPL recovery methods; Demolition and removal of buildings and tanks, and site regrading; Covering all vegetated areas with clean soil and all non-vegetated areas with either concrete or a paving system; Development of a site management plan to address residual contamination and any use restrictions; imposition of an environmental easement institutional control; Periodic certification of the

institutional and engineering controls, and long term monitoring.

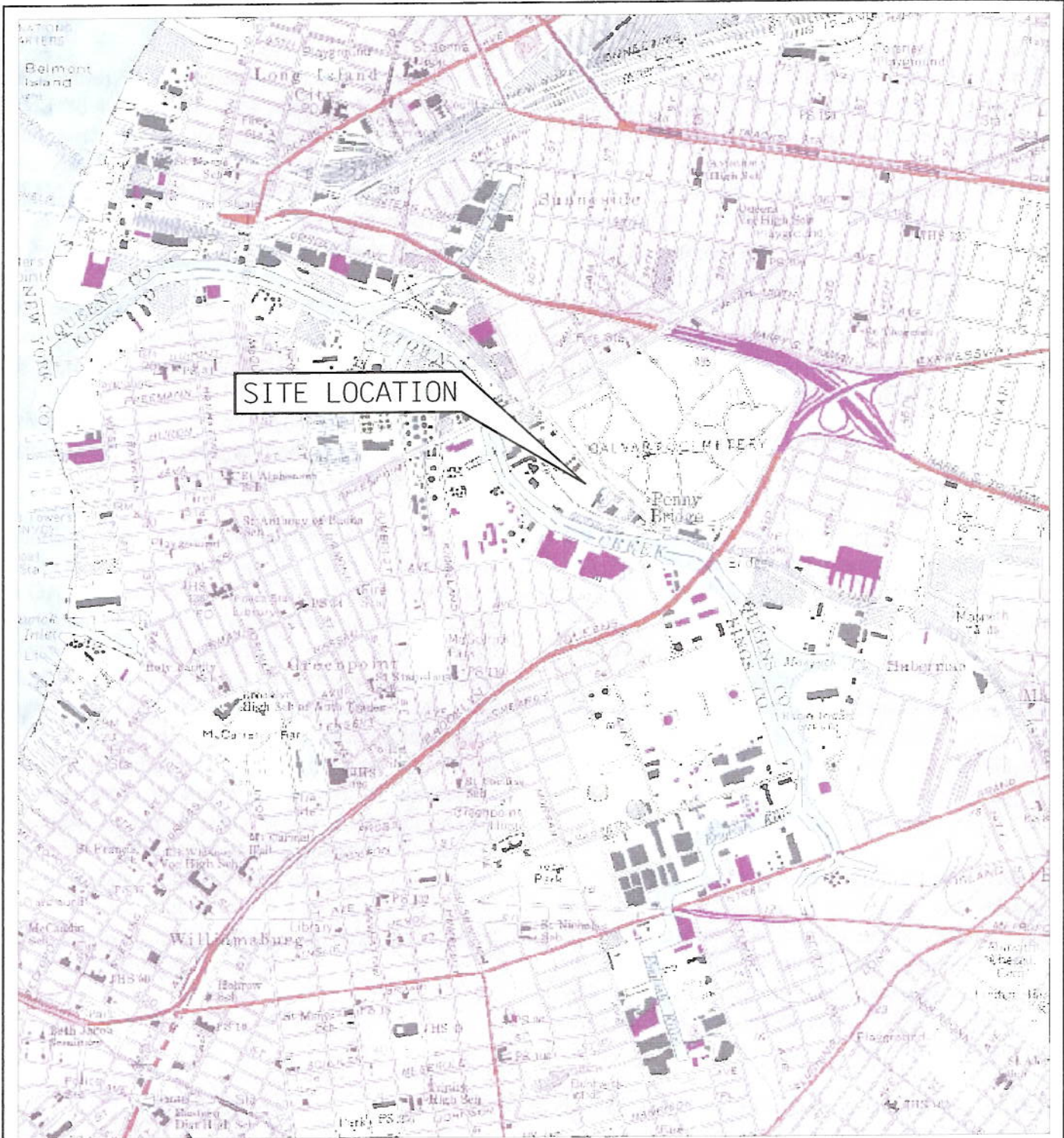
It is estimated that the Alternative "F" remedy could remove approximately 195,000 gallons of LNAPL from the Quanta site and off site areas. This was the greatest amount of LNAPL removal of any of the remedies evaluated in the FS. Much of the LNAPL is non-recoverable, bound in the soil matrix and impossible to recover with available technology.


The estimated capital cost to implement this remedy is \$12,280,000. The total present worth cost, which includes operation and maintenance is \$15,650,000.

The Remedial Investigation (RI) Report, Feasibility Study (FS) Report, and Supplemental RI Report are available in the document repositories.

Because the Quanta Resources site presents a significant threat, it qualifies for a Technical Assistance Grant (TAG). The purpose of a TAG is to help a qualifying community group obtain independent technical assistance in interpreting environmental and health information generated and/or evaluated about the site under the State Superfund Program. Specifically, technical assistance is provided to help the TAG recipient and the community at large understand the nature and extent of contamination at the site, and the development and implementation of a remedy for the remediation of the eligible site. More information is available about TAGs on the Department's website at:

<http://www.dec.state.ny.us/website/der/guidance/tag/>



0 2,000 4,000

 SCALE: 1" = 2,000'



ENVIRONMENTAL LIABILITY MANAGEMENT
 OF NEW YORK, LLC

250 WEST 37TH STREET, NEW YORK, NEW YORK 10017

TITLE:

SITE LOCATION MAP

DATE:

6/28/05

FILENAME:

202160_SITELOC

SOURCE:

USGS TOPO, BROOKLYN, N.Y. QUAD,
 PHOTOREVISED 1979