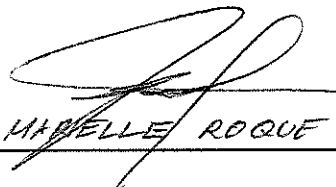


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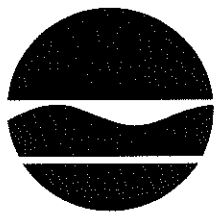
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I certify that I mailed on AUGUST 8, 2008 a copy of the attached FACT SHEET #3 by first class mail upon the person(s) on the attached mailing list,, by depositing a true copy thereof, securely enclosed in a postpaid wrapper, in the Post Office box at 441 8TH AVE. NY, NY 10001 - GENERAL POST OFFICE in the City of NEW YORK, New York, which box is under the exclusive care and custody of the United States Post Office Department.


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AUGUST 8, 2008
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NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

FACT SHEET # 3

BROWNFIELD CLEANUP PROGRAM

Queens West (Hunter's Point) Parcel 8

August 2008

Site No: C241087

Queens, New York

Public Announcement

INTERIM REMEDIAL MEASURES COMPLETE

**COMMENCEMENT OF SUPPLEMENTAL
REMEDIAL INVESTIGATION**

**Remedial Investigation
work underway**

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Long Island City, NY 11101
Call in advance – (718) 482-6405
Hours: Mon. to Fri. 9 a.m. to 4 p.m.

Community Board No. 2 Office

43-22 50th Street - Second Floor
Woodside, New York 11377
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For more information about NY State's
Brownfield Cleanup Program, visit:

www.dec.state.ny.us/webSite/der/bcp

The New York State Department of Environmental Conservation (NYSDEC) is notifying the public of the status of remedial work at 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, Queens County, NY (see Figure 1). The Site developer, Avalon Riverview II LLC and Avalon Riverview III LLC ("the Volunteer"), has recently completed Interim Remedial Measures (IRM), which involved the removal of a soil and debris pile on the Site. This work was performed under a work plan approved by NYSDEC. A final engineering report documenting the IRM work will be submitted within 90 days of the completion date. Currently, a Supplemental Remedial Investigation (SRI) is being performed in order to fully characterize Site conditions. The NYSDEC approved the Supplemental Remedial Investigation Workplan (SRIWP) on July 7, 2008, following a 30 day public comment period.

SUMMARY OF THE SUPPLEMENTAL REMEDIAL INVESTIGATION

The SRI work will include investigation of soil, groundwater, air, and sediment. Most of the SRI work will occur on the Site, but there will be off-Site sediment sampling in the East River, and air sampling on streets and sidewalks. Key components of the SRIWP are as follows:

- Soil vapor survey;
- Ambient air sampling and monitoring;
- Soil sampling & monitoring well installation;
- Groundwater and surface water sampling;
- Sediment sampling;
- Test pits and geophysical survey;
- Application of water as necessary to control dust; and
- Possible remedy pilot testing.

Hours of operation will be normal business hours for construction in New York City. A report documenting the results of the SRI will be submitted in draft within 90 days of completing the SRI work.

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.

(Continued on back of page)

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. Historically, the Site was used for chemical storage 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.

HIGHLIGHTS OF PREVIOUS ENVIRONMENTAL INVESTIGATIONS

A subsurface investigation of the Site was conducted in July 2006. The investigation included soil borings, groundwater sampling, a soil gas survey, and fluid level monitoring. The sampling found that Site soils and groundwater are contaminated with creosote and petroleum products including volatile and semi volatile organic compounds (VOCs and SVOCs).

Most of the Site contamination exists in the soils and groundwater near bedrock, which lies approximately 30 to 40 feet below the surface. Additional investigation, as described in the SRIWP, is necessary to fully characterize the Site.

Figure 1



NEXT STEPS

The Supplemental Remedial Investigation (SRI) has commenced at the Site. All work will be overseen by NYSDEC and NYSDOH and implemented in accordance with the approved SRIWP.

As described on the front page of this Fact Sheet, Technical Assistance Grants (TAGs) 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.

Within 90 days of completing the SRI work, a Supplemental Remedial Investigation Report (SRIR), describing the investigation activities and the results of the study, will be submitted to NYSDEC and NYSDOH for review. Based upon the results and conclusions presented in the SRIR, a Remedial Action Work Plan (RAWP) describing the Volunteers' plans to remediate the Site will be prepared. The RAWP will be submitted to the NYSDEC and the NYSDOH for approval and will be made available for public comment.

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 is 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 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 Sites to a level that is protective of public health and the environment consistent with the proposed uses of the Site. When a Volunteer completes work under the BCP, NYSDEC issues a Certificate of Completion and a release from liability with standard reservations.

A Certificate of Completion may be modified or revoked if, for example, the applicant does not comply with the terms of its Brownfield Cleanup Agreement 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 Dana Kaplan, NYSDEC Project Manager. 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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Ridgewood, NY 11386

News Day
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