

NEW YORK STATE
DEPARTMENT OF



ENVIRONMENTAL
CONSERVATION

Public Comment Period:
July 6, 2007
to
August 5, 2007

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**For public health related
questions:**

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NYSDOH
547 River Street
Troy, New York 12180-2216
1 (800) 458-1158 ext 27860

FACT SHEET #1

JULY 2007
Site# C241098

OCA LIC Fifth Street Mixed-Use Housing
Long Island City, Queens, NY

Public Comment Period Announcement

Remedial Investigation Work Plan
OCA LIC Fifth Street Mixed-Use Housing Site

This fact sheet is being provided to you pursuant to New York State Environmental Conservation Law and the New York State Department of Environmental Conservation's (NYSDEC) Brownfield Cleanup Program (BCP). You have been sent this fact sheet because you own or live on property near the OCA LIC Fifth Street Mixed-Use Housing Site (Site) or because the NYSDEC believes you may otherwise be interested in activities at the Site. Please contact the NYSDEC's project manager if you do not want to receive any future updates on this project (see the lower-left hand side of this page).

The NYSDEC, working in conjunction with the New York State Department of Health (NYSDOH), is currently reviewing for approval a draft Remedial Investigation Work Plan (RIWP). The RIWP describes the known environmental conditions at the Site and outlines proposed remedial investigation activities designed to delineate the extent of site contamination. The draft report was submitted by the Site owner, OCA Long Island City, LLC (the Volunteer), pursuant to a Brownfield Cleanup Agreement entered between the Volunteer and the NYSDEC.

Opportunity to Comment on the Draft Document

The draft RIWP is summarized in this Fact Sheet. The complete document is available for your review at the document repositories listed on the left-hand side of this page. *Your comments are important and strongly encouraged.* Comments can be made at any time during the 30-day comment period, which ends on August 5, 2007. Please direct comments to the NYSDEC contact on the left-hand side of this page.

Background - The BCP Site contains 1, 2, and 3-story brick and concrete buildings. A small eastern portion of the Site is currently being used as a parking lot. Portions of the original buildings were constructed during the early 1900s. Most of the buildings were constructed on concrete slabs with no basement levels. However, the eastern section of the building along 46th Road (5-20 and 5-36 46th Road) includes basements. Past industrial use at the Site includes the

following: an ink factory, a varnish and paint manufacturer, a cleaner and dyer, a dry cleaning facility and a metal castings facility. Based on the results of several previous site investigations, it is known that soil and groundwater are impacted with volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and metals at concentrations that are above state regulatory clean up criteria.

Summary of Remedial Investigation Work Plan

The RIWP describes the proposed remedial investigation activities to be conducted, which includes the following:

- Thirty five (35) soil borings will be installed at locations on site that are believed to be areas of environmental concern. Borings will be advanced to the depth of the water table (approximately 8 feet below grade).
- Temporary and permanent groundwater monitoring wells will be installed and sampled to further characterize, evaluate and delineate the presence of free product (petroleum contamination), VOCs, SVOCs and dissolved metals. These locations are proposed throughout the footprint of the Site.

Soil and ground water samples will be analyzed for a broad range of analytical parameters. Any remedial investigation activities that have the potential to generate odors and/or vapors will be conducted in accordance with the Expanded Odor and Vapor Control Plan and the Expanded Community Air Monitoring Plan as discussed in the RIWP. Upon completion of this work, a Remedial Investigation Report will be prepared and submitted to NYSDEC and NYSDOH.

Site Location - The Site is approximately 42,575 square feet. The tax map identification for the Site is Block 28, Lots 21 and 38. The commonly used street address for the Site is 5-20 46th Road. However, the following additional street addresses are documented under the referenced Block/Lot within the New York City Department of Buildings databases: 46-27 through 46-45 5th Street, 5-02 through 5-38 46th Road, and 5-01 through 5-09 47th Avenue.

The Site is L-shaped, with approximately 300 feet of frontage along the southern side of 46th Road, 200 feet of frontage along the eastern side of the 5th Street, and 100 feet of frontage along the northern side of 47th Avenue.

The Site is located within an old industrial portion of Queens, New York. The East River is the closest water body, located approximately ¼-mile west of the Site.

Next Steps - NYSDEC will consider public comments during the review period. NYSDEC and NYSDOH will work with the Volunteer to address all comments on the draft documents. Once all comments are satisfactorily addressed, NYSDEC and NYSDOH will approve the RIWP. A future fact sheet will announce the findings of the Remedial Investigation Report.

You are encouraged to review the project documents located at the repository noted on the front page of this fact sheet, and to contact representatives of NYSDEC or NYSDOH at any time with questions, comments, or concerns. If you know anyone who would like to be added to the mailing list for this project, please have them contact the NYSDEC representative identified on the front page of this fact sheet.

OCA LIC Site Location Map

