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**For public health related
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Troy, New York 12180-2216
1 (800) 458-1158 ext 27860
BEEI@health.state.ny.us

FACT SHEET #3

BROWNFIELD CLEANUP PROGRAM

OCA LIC Fifth Street

**Mixed-Use Housing
Long Island City, NY**

January 2009

**Site#: C241098
NYSDEC Region 2**

**Draft Remedial Action Work Plan Available
For Public Comment**

Comment period runs from January 26 through March 11, 2009

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. The site is located along the eastern side of 5th Street between 47th Avenue and 46th Road in Long Island City.

OCA Long Island City, LLC (the Volunteer) has submitted a draft Remedial Action Work Plan ("RAWP") to NYSDEC and the New York State Department of Health ("NYSDOH") for review. The draft RAWP and other project documents are available for your review at the document repositories identified on the left hand side of this page. NYSDEC is accepting written public comments about the draft Remedial Action Work Plan from January 26, 2009 through March 11, 2009.

Site Description: The Site was formerly occupied by 1-, 2-, and 3-story buildings which were constructed in several stages and were operated for a variety of industrial uses, including metals manufacturing. All the buildings on site have been demolished, and the Site is now covered with concrete building slabs, and areas where concrete slabs were removed during investigation are covered with plastic sheeting. The site is enclosed by a chain link fence. Most of the Site buildings were initially constructed during the early 1900s. A majority of the buildings were constructed on concrete slabs with no basements, with the exception of the eastern section of the building along 46th Road (5-20 & 5-36 46th Road), which included basements. The buildings on the Site were a mixture of brick and concrete block construction.

Investigations to Date: A Remedial Investigation was conducted by the Volunteer's consultant in 2008 to characterize environmental conditions at the site. The results of the investigation were documented in the revised Remedial Investigation Report (RIR) dated December 23, 2008. The RIR concluded that subsurface soil, groundwater and soil vapor contain contaminants related to former on-Site industrial operations and to historic fill, and that remediation of the Site is necessary. The RIR and other project related documents are available for your review at the document repositories identified on the left-hand side of this page.

Components of the Remedy: The RAWP has several goals: 1) Identify cleanup levels to be attained or the process to be used to determine these levels; 2) Explain why the RAWP concludes that the results of remediation will protect public health and the environment; and 3) Provide a detailed description of the remedy selected to address Site contamination. The Volunteer will perform the work with oversight by NYSDEC and the NYSDOH.

The Volunteer has proposed a remedy in accordance with the requirements of 6NYCRR Part 375 - Track 1 Restricted Use with Site Specific Cleanup Objectives. The proposed remedial action will include:

- Continued on back -

- Removal of all underground storage tanks (USTs) identified on the Site in accordance with NYSDEC requirements.
- Excavation and off-Site disposal of soil exceeding Track 1 cleanup objectives.
- Collection and analysis of post-excavation documentation samples.
- Installation of a composite cover system consisting of the proposed building's structural foundation slab and/or minimum 1 foot clean fill/sub base gravel.
- Periodic groundwater monitoring to assess the remedy.
- If warranted, additional remedial actions (i.e. Environmental Easement, and sub-slab depressurization system under all building) and a groundwater use restriction will be implemented.

Technical Assistance Grants: Based on the types and levels of contaminants on the Site, and the current and planned land uses in the area, NYSDEC, in conjunction with NYSDOH, has determined that the Site presents a significant threat to the environment. For sites where a significant threat determination has been made, eligible community groups may obtain technical assistance grants (TAGs) of up to \$50,000 to obtain independent technical assistance to increase public awareness and understanding of remedial activities. Contact NYSDEC to obtain information about eligibility and application procedures for TAGs.

Next Steps: NYSDEC is accepting public comments on the RAWP from January 26 through March 11, 2009. Comments and questions are encouraged and should be directed to the

NYSDEC project manager identified on page 1. The RAWP and previous NYSDEC-approved documents for the project are available for review at the document repositories shown on page 1. NYSDEC will consider public comments as it completes its review of the RAWP, have any necessary revisions made and, if appropriate, approve the RAWP. NYSDOH must concur in the approval of the RAWP. When the NYSDEC approves the RAWP, the Volunteer may proceed with the design and construction of the site remedy.

Brownfield Cleanup Program 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 or Participants to investigate and/or remediate contaminated Sites. The goal under the BCP is to remediate sites to a level that is protective to public health and the environment consistent with the proposed uses of the site. When a Volunteer or Participant completes work, a release from liability from the NYSDEC is provided with standard reservations.

If you know someone who would like to be added to the project mailing list, have them contact the NYSDEC project manager. We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see. For further information on New York's Brownfield Cleanup Program, please visit the Department's web site at:

www.dec.state.ny.us/website/der/bfield

Site Location Map

