

**NEW YORK STATE
DEPARTMENT OF**



**ENVIRONMENTAL
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FACT SHEET # 4

BROWNFIELDS CLEANUP PROGRAM

OCA LIC Fifth Street

Mixed-Use Housing

Long Island City, NY

APRIL 2009

Site#: C241098

NYSDEC REGION 2

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

Comment period runs from April 3 through May 3, 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) submitted a draft Remedial Action Work Plan (draft RAWP) dated December 2008 and a fact sheet announcing that the draft RAWP was available for public review was issued in January 2009. The Department reviewed the draft RAWP and determine that the proposed remedy did not meet the proposed Unrestricted Soil Cleanup Objective and requested that the Volunteer revise the draft RAWP. The revised Remedial Action Work Plan ("revised RAWP") dated March 2009 which proposes a Track 4 cleanup has been submitted and it is being review by NYSDEC and the New York State Department of Health ("NYSDOH"). The revised 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 on the revised Remedial Action Work Plan from **April 3, 2009** through **May 3, 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.

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 4 Restricted Use with Site Specific Cleanup Objectives.

The proposed remedial action will include:

- Removal of all underground storage tanks (USTs) identified on the site

Continued

BROWNFIELDS CLEANUP PROGRAM

- Excavation and off-Site disposal of soil exceeding Track 4 Site-specific soil cleanup objectives (6NYCRR Part 375-6.8(b) for restricted residential). Where feasible, Unrestricted Use Soil Cleanup Objectives (UUSCO) will be met.
- Chemical treatment of residual product to enhance remediation & collection and analysis of post-excavation documentation samples.
- Removal of light, non-aqueous phase liquid (LNAPL) identified on the perched groundwater table via mechanical vacuum extraction and chemical treatment.
- Reduce LNAPL contamination migrating onto the Site in the lower sand unit via installation of a capture wall and/or installation of collection wells.
- Restrict the use of groundwater for any purpose without proper treatment.
- Installation of a composite cover system consisting of the proposed building's structural foundation slab and roadways.
- Periodic groundwater monitoring to assess the remedy.
- Additional remedial actions (i.e. Environmental Easement, and sub-slab depressurization system under all building) and a groundwater use restriction will be implemented.

A site-specific Health and Safety Plan (HASP) and a Community Air Monitoring Plan (CAMP) will be implemented during remediation activities. The HASP and CAMP will establish procedures for the protection of on-site workers and off-site residents and will include required air monitoring as well as dust and odor suppression measures.

Significant Threat Determination:

As part of every BCP project, NYSDEC in conjunction with NYSDOH, is required to make a determination whether the conditions at the site pose a significant threat to human health or the environment, as defined in the NYSDEC's regulations at 6 NYCRR Part 375.

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 present a significant threat to the environment.

Technical Assistance Grants: 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 revised RAWP from **April 3, 2009** through **May 3, 2009**. Comments and questions are encouraged and should be directed to the NYSDEC project manager identified on page 1. The Revised 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 revised RAWP, have any necessary revisions made and, if appropriate, approve the revised RAWP. NYSDOH must concur in the approval of the revised RAWP. When the NYSDEC approves the revised 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. Under the BCP, a volunteer enters into a Brownfield Cleanup Agreement (BCA) 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 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. A Certificate of Completion (COC) is issued. With its receipt of a COC, this site would:

- Have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Be eligible for tax credits to offset the costs of remedial activities and for redevelopment of the Site.

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

BROWNFIELDS CLEANUP PROGRAM

Site Location Map



230 115 0 230 Feet

OCA-LIC Fifth Street Mixed-Use Housing