



FACT SHEET No. 6

Brownfield Cleanup Program

**OCA-LIC Fifth Street Mixed-Use Housing
Site No.: C241098
Long Island City, NY**

July 2009

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address contamination at OCA-LIC Fifth Street Mixed-Use Housing (the Site) located at 5-20 46th Road in Long Island City, under New York's Brownfield Cleanup Program (BCP). See map for site location.

The Site is located in an urban portion of Queens County, New York (Figure 1). The Site is approximately 1 acre in size and will be redeveloped as a mixed-use project with ground floor retail along the 5th Street frontage, residential townhouses along 46th Road, and accessory parking below grade. Currently all the on-site structures have been demolished, and the entire site is vacant with fencing around the perimeter.

The cleanup action for the Site includes excavation and off-site disposal of contaminated soil, removing all underground storage tanks (USTs) identified on-site; installation of capture wall, collection and recovery wells to recover free phase product in the deep water zone for off-site disposal; and removal of free phase product in upper water zone via excavation and vacuum extraction. The cleanup activities will be performed by OCA Long Island City, LLC (the Volunteer). The New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) will provide oversight.

Highlights of the Upcoming Cleanup Activities

The cleanup activities are intended to:

- Address contamination at the site to achieve cleanup levels that protect public health and the environment, and;
- Make the Site protective of human health and the environment for the intended or reasonably anticipated future use of the Site.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A **brownfield** is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit:
www.dec.ny.gov/chemical/8450.html

The components of the remedy set forth in the approved Remedial Action Work Plan (RAWP) are as follows:

- Install a tent structure to mitigate community impacts from dust and odor that may be generated by the remedial activities (i.e. excavation, truck loading and tank removal);
- Excavate and remove on-site USTs in accordance with NYSDEC requirements;
- Excavate on-site sources of soil contamination, to the extent practicable, for

- proper off-site disposal;
- Remediate petroleum on the perched groundwater table via excavation and vacuum extraction;
 - Remediate petroleum in the lower sand unit via installation of a capture wall and collection wells at the down gradient edge of the plume;
 - Remediate petroleum in the lower sand unit via installation of nested wells throughout the plume. Shallow wells will be utilized for petroleum recovery via vacuum extraction in sand unit, and deep wells will be used as part of the groundwater monitoring network;
 - Construct and maintain an engineered composite cover system consisting of building structural foundation slabs, asphalt and/or concrete paving, and/or a minimum of two feet of clean fill to prevent human exposure to residual contaminated soil/fill remaining under the Site;
 - Install and operate a soil vapor barrier and sub-slab depressurization system beneath the occupied portions of buildings;
 - Collect and analyze end-point soil samples to evaluate the performance of the remedy with respect to attainment of restricted residential use soil cleanup objective;
 - Implement long-term groundwater monitoring program to evaluate the performance of the remedy with respect to attainment of groundwater standards;
 - Import of materials to be used for backfill and cover in compliance with the chemical criteria identified in 6 NYCRR Part 375-6.7(d);
 - Record an Environmental Easement, including Institutional Controls, to prevent future exposure to any residual contamination remaining at the Site; and
 - Implement a Site Management Plan for long term management of residual contamination as required by the Environmental Easement, including plans for: (1) Institutional and Engineering Controls, (2) monitoring, (3) operation and maintenance and (4) reporting.

Next Steps

The Volunteer is expected to begin cleanup activities at the Site in August 2009. These activities are anticipated to take approximately four months. After the Volunteer completes the cleanup activities, it will prepare a Final Engineering Report (FER) and submit it to NYSDEC. The FER will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved. When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the Site, it will approve the FER. NYSDEC then will issue a Certificate of Completion (COC) to the applicant.

The applicant would be eligible to redevelop the Site after it receives a COC. In addition, the applicant 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 performing cleanup activities and for redevelopment of the Site.

A fact sheet that describes the content of the FER will be sent to the Site contact list. The fact sheet will identify any institutional controls (for example, environmental easements) or engineering controls (for example, a composite cover system) necessary at the Site in relation to the issuance of the COC.

Background

NYSDEC previously accepted an application from the Volunteer to participate in the BCP. The application indicated that the Site will be used for commercial and residential uses.

The property has a long history of industrial use that may have resulted in subsurface contamination. Past industrial uses include: varnish works, an ink factory, metal castings and plating, cleaners and dyers and a dry cleaner. Hazardous materials associated with the historical uses include: industrial solvents, lubricating and cutting oils, metal polishing material, plating bath solutions, paint and painting products and dye products. In addition, Sanborn maps indicate the presence of two (2) gasoline storage tanks, twenty-two (22) Varnoline storage tanks, three (3) solvent tanks and one (1) 10,000 gallon #6 fuel UST.

Completed investigations include Phase I and Phase II Investigations (submitted as part of the BCP

application), and Remedial Investigation (RI Report dated March 2009).

FOR MORE INFORMATION

Document Repositories

Project documents are available at the following location(s) to help the public stay informed. These documents include the RAWP.

Queens Community Board No. 2
43-22 50th Street, 2nd Floor
Woodside, NY 11377
Tel: (718) 533-8733

Mon – Fri: 9:00 AM to 5:00 PM

Sat/Sun: Closed

Mr. Joseph Conley, Chair

Ms. Debra Markell-Kleinert, District Manager

Court Square Library (Citicorp Building)

25-01 Jackson Avenue

Long Island City, NY 11101

Tel: (718) 937-2790

Mon: 12:00 PM to 7:00 PM

Tue: 1:00 PM to 6:00 PM

Wed: 10:00 AM to 6:00 PM

Thu/Fri: 12:00 PM to 6:00 PM

Sat: 10:00 AM to 5:30 PM

Sun: Closed

Project Contacts

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Bryan Wong

New York State Department of Environmental
Conservation

47-40 21st Street

Long Island City, NY 11223

(718) 482-4905

yywong@gw.dec.state.ny.us

Call for an appointment

Health-related Questions

Bridget Callaghan

New York State Department of Health
547 River Street Room 300

Troy New York 12180-2216

(800) 458-1158 ext 27860

BEEI@health.state.ny.us

If you know someone who would like to be added to the site contact list, have them contact the NYSDEC project manager listed above. 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.

