NEW YORK STATE | Department of Environmental Conservation

July 2017

FACT SHEET

Program

Receive Site Fact Sheets by *Email.* See "For More Information" to Learn How.

Site Name: Former Pratt Oil Works
DEC Site #: S241115 Operable Units 01, 02*
Address: 3820 - 3914 Review Avenue
Long Island City, NY 11101

Have questions? See "Who to Contact" Below

Draft Remedial Work Plan Available for Public Comment

The public is invited to comment on a draft Remedial Work Plan: Feasibility Study Report ("FS") put forth by the ExxonMobil Oil Corporation ("XOM") for the Former Pratt Oil Works site ("site") located at 3820 - 3914 Review Avenue, Long Island City, NY. Please see the maps for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information.

How to Comment
NYSDEC is accepting written comments on the draft FS for 45 days, from **July 21, 2017** through **September 5, 2017**. The draft FS is available for review at the location(s) identified below under Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

Proposed Remedy
The remedy being proposed in the draft FS was determined to be protective of public health and the environment, taking into consideration the current, intended, and reasonably anticipated future use of the site. The proposed remedy consists of:

- Light non-aqueous phase liquid (LNAPL) recovery and maintenance of previously completed interim remedial measures;
- Maintenance of the existing cover system or construction of a new low permeable cover over any areas that are not currently covered with asphalt, concrete, or buildings (with the exception of the railroad tracks);
- Monitoring of natural source zone depletion and natural attenuation via groundwater and soil vapor sampling to demonstrate degradation of petroleum-related compounds;
- Incorporation of institutional and/or engineering controls which may include, but are not limited to, land use zoning, site access control, use restrictions, environmental easements, and/or deed notices; and

**Operable Unit:* An administrative term used to identify a portion of a site that can be addressed by a distinct investigation and/or cleanup approach. An operable unit can receive specific investigation, and a particular remedy may be proposed.

- Development and implementation of a site management plan which will detail the soil management in the event of future excavations, in addition to long-term monitoring at the site.

Summary of the Investigation

Subsurface investigations have been conducted throughout the site at the direction of the NYSDEC, in an effort to determine, define, and understand the extent of potential petroleum contamination, and characterize soil and groundwater quality beneath the site. Investigation activities include, but are not limited to, monitoring well installation, test pitting (i.e., excavation to reveal subsurface conditions), soil boring, bulkhead survey, geophysical investigation, LNAPL testing, groundwater testing, soil testing, and tidal studies. In general, these investigations indicate the presence of:

- LNAPL in multiple vertical horizons including the zone above the water table in the capillary zone, below the water table, and below semi-confining layers; and

- Petroleum-related compounds in soil and groundwater.

Remedial Work Plan: Feasibility Study Report

The FS includes a review of remedial investigation of the site and an alternatives analysis to choose the preferred selected remedy. NYSDEC reviewed the FS and concurs with its conclusion.

Next Steps

NYSDEC will consider public comments as it finalizes the remedy for the site. The selected remedy will be described in a document called a "Decision Document" that will explain why the remedy was selected and respond to public comments.

Background

Location

The Former Pratt Oil Works property encompasses approximately 18 acres adjacent to the Newtown Creek at 38-50 Review Avenue, Long Island City, NY in an industrial/commercial area.

Site Features

The entire site is developed, paved, or covered by buildings, with essentially no green space. The property is divided by the Long Island Rail Road (LIRR) train tracks. A Waste Management Transfer Station and Steel Equities warehouse space with several tenants occupy the property along the Newtown Creek. Several businesses occupy the uplands portion of the site including a cesspool service company, valve manufacturer, and building and lumber supply.

Current Zoning/Uses

The site area is zoned M3-1 (manufacturing district). The site area uses are all industrial or commercial.

Historical Uses

From the 1850's to present the site has been in industrial use. It was used as a refinery by the North American Kerosene Company, Queens County Oil Works, Pratt Long Island Refinery, and from 1892 until 1949 by Standard Oil Company of New York for the manufacture of wax, grease, burning and lubricating oils. Part of the property was used by Carey Energy Company and Peerless Oil Company.

Operable Units
The properties on the south side of the LIRR, and including the LIRR, are the waterfront parcels (Operable Unit 01 – OU 01) and properties on the north side of the LIRR make up the uplands portion of the site (Operable Unit 02 – OU 02). Currently, OU 01 is owned by two property owners, Waste Management Corporation and Steel Equities; OU 01 is subdivided into two distinct areas of concern (AOC-1 and AOC-5). The Waste Management property is a 1,000 ton per day solid waste transfer station. The Steel Equities property has several connected warehouses which are leased for various uses. OU 02 is comprised of ten separate properties which are used for a variety of storage, commercial and industrial uses and is covered by asphalt, buildings, or concrete surfaces; OU 2 is subdivided into three distinct areas of concern (AOC-2 through AOC-4).

Site Geology & Hydrogeology
The stratigraphic units underlying the Site consist primarily, from land surface down, of: artificial fill, glacially-deposited sediments (i.e., glacial drift), and, in proximity to the shore, there are fluvial sediments and marsh deposits associated with Newtown Creek (i.e., historical creek and marsh sediments). The regional hydrogeologic unit beneath the site area is the Upper Glacial aquifer. The depth to groundwater ranges from approximately 7.5 feet below grade in the southern portion of the site to approximately 26 feet below grade in the northernmost portion of the site. Regional groundwater flow is generally south towards the Newtown Creek.

FOR MORE INFORMATION

Where to Find Information
Project documents are available at the following locations to help the public stay informed.

Queens Central Library
89-11 Merrick Boulevard
Queens, NY 11432
Phone: (718) 990-0700

Queens Community Board 2
43-22 50th Street, Room 2B
Woodside, NY 11377
Phone: (718) 533-8773

Project documents are also available on the NYSDEC website at:
http://www.dec.ny.gov/chemical/37550.html

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

Project-Related Questions
John Grathwol
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Phone: (518) 402-9767
E-mail: john.grathwol@dec.ny.gov

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.

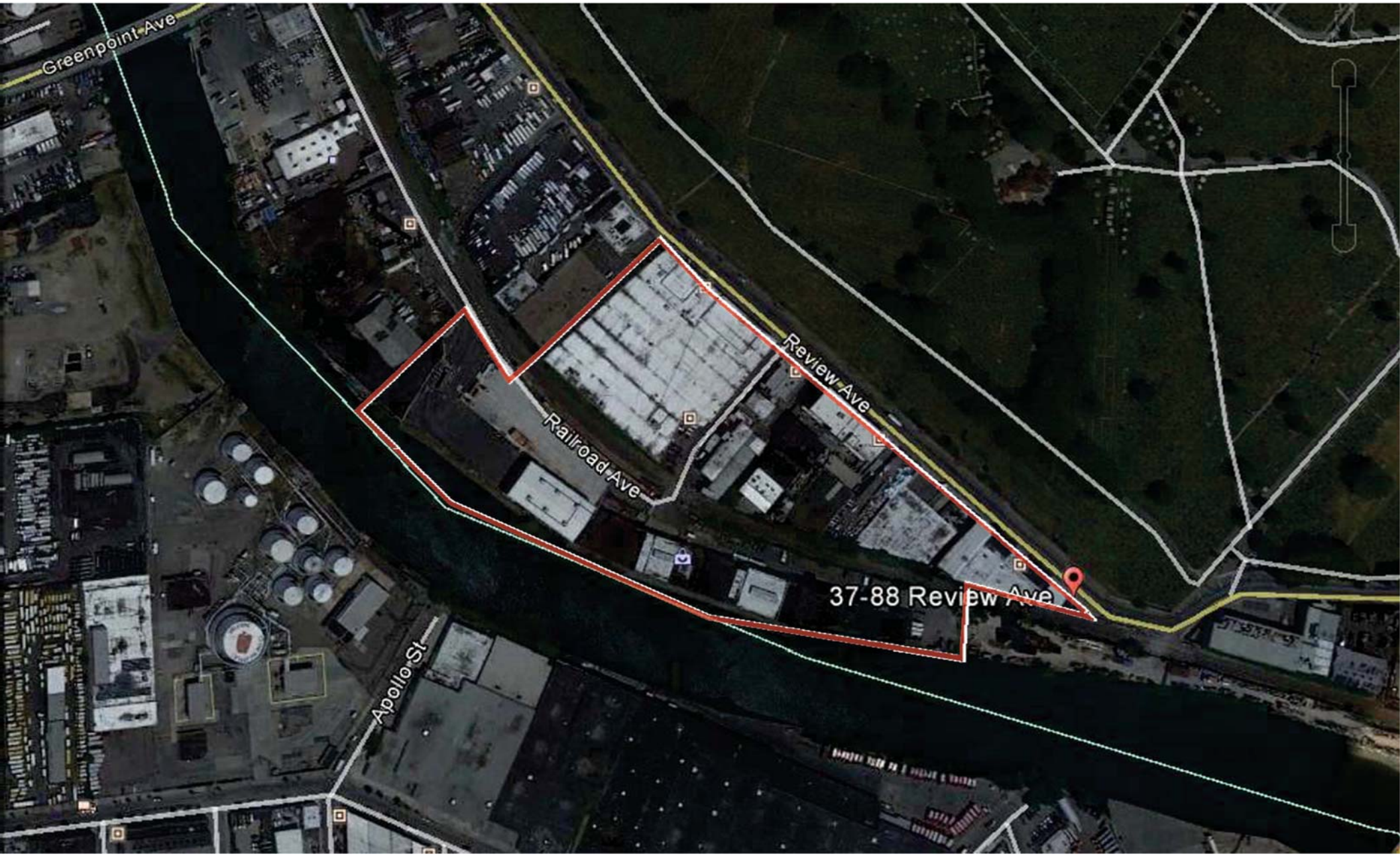
Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: http://www.dec.ny.gov/chemical/61092.html. It's quick, it's free, and it will help keep you *better informed*.

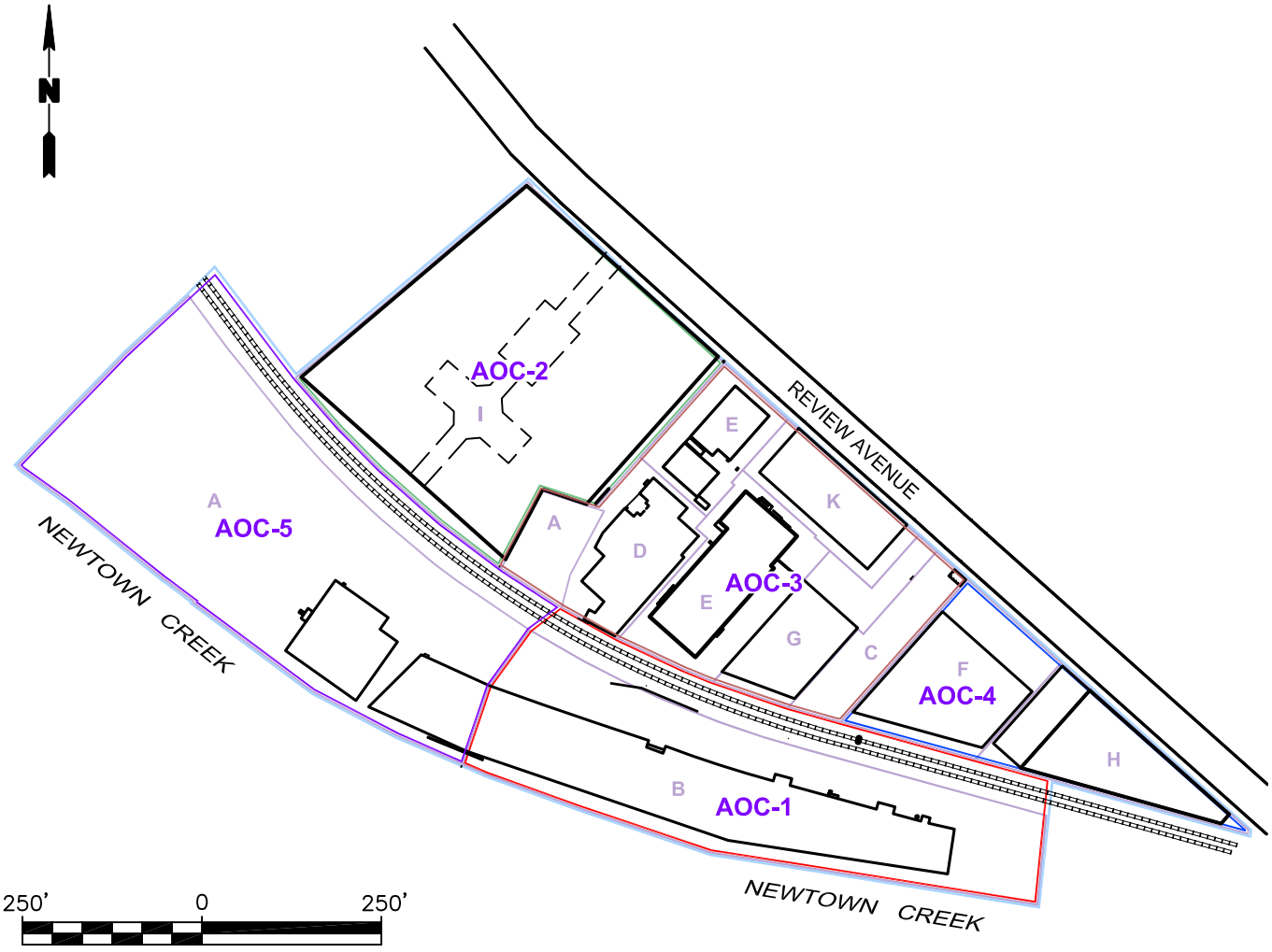
As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

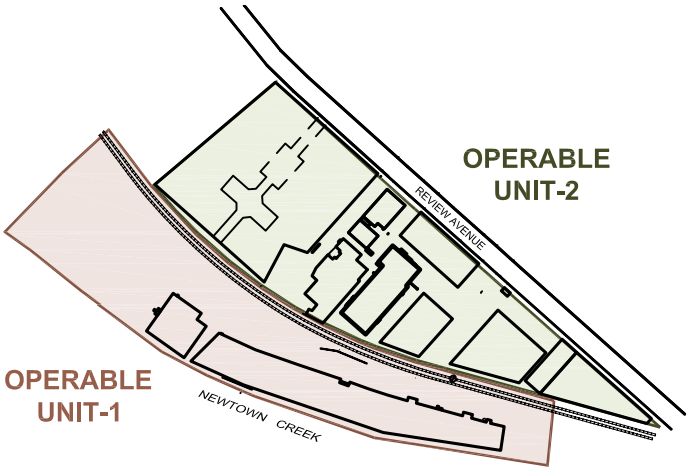
Note: Please disregard if you already have signed up and received this fact sheet electronically.

SITE LOCATION MAP



Site Boundary





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