

Where can I view project documents?

Document Repositories

Queens Public Library
Long Island City Branch
2501 Jackson Ave
Long Island City, NY 11101

Please call (718) 937-2790 for
hours of operation
and electronically at:

<http://www.nyc.gov/html/oer/html/repository/RQueens.shtml>

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For more information visit:
www.nyc.gov/oer

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by 47-27 5th Street LLC for 47-27 5th Street in the Long Island City section of Queens, New York. The remedial work will begin in August 2013. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at the left.

Site Description

The 2,500-square foot Site is currently a vacant lot, without any structures, and is enclosed by a chain link perimeter fence to the north and west where it is not bounded by buildings. The proposed future use of the Site will consist of a 4-story residential apartment building with a full basement, and a side yard to be covered by concrete.

Summary of the Remedy

The remedial action for 47-27 5th Street will entail soil excavation and the installation of a composite cover system, and vapor barrier. If Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs) are not achieved, institutional controls and site management will also be required.

The specific elements of the proposed remedial action include:

- Preparation of a Community Protection Statement and performance of all required NYC VCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. The Site will be excavated to approximately 11 feet within the footprint of the building, and to a minimum depth of 9 feet in the rear yard area;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport and disposal of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- As part of development, construction and maintenance of an engineered composite cover consisting of concrete sidewalks and building slab;
- As part of development, installation of a vapor barrier system below the building slab and behind the foundation walls of the new building;
- If Track 1 cleanup is not achieved, submission of an approved Site Management Plan (SMP) in the Remedial Action Report (RAR) for long-term management of residual fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, and lists any changes from this RAWP.
- If Track 1 cleanup is not achieved, property will continue to be flagged with E-designation by NYC Department of Buildings.

Cleanup activities are scheduled to begin in August 2013 and are expected to be completed by November 2013. Construction of the building foundation, as well as the installation of the vapor barrier is expected to be completed in six months.

Next Steps: After the enrollee completes the remedial work, a RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were met. Once the RAR is approved, OER will issue a Notice of Completion, a City liability release, and a New York City Green Property Certificate. OER will then issue a fact sheet announcing the completion of the remedial action and identify all engineering and institutional controls (if required) to be used at the Site.

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RQueens.shtml>

OR scan with your smart phone:



Site Map



Site Location Map

