

## Public Comment Period

May 7, 2014  
to  
June 6, 2014

## Where can I view project documents?

### Online at:

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

Internet access to view documents is available at the public library. The closest location is:

Queens Public Library  
Astoria Branch  
1401 Astoria Boulevard  
Astoria, NY 11102

Please call (718) 278-2220 for hours of operation

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)

## NYC VCP Cleanup Plan Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by 1477 Prospect Realty for enrollment of the property located at 31-47 and 31-57 Vernon Boulevard in the Astoria section of Queens, New York and identified as Block 502, Lots 7 and 9 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

### Public Comments on the RAWP:

OER is accepting public comments on the draft RAWP for 30 days until June 6, 2014. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Ms. Hannah Moore via mail or e-mail (see contact information at left).

### Site Description:

The Site is 18,800-square feet and is currently used as a construction supply yard and metal works shop. This project consists of the construction of an 8-story residential apartment building with a partial cellar. The 12-foot cellar will be utilized for mechanical space.

### Summary of RIR:

The environmental investigation identified up to four feet of historic fill on the site. Soil samples detected several SVOCs, and metals above soil cleanup guidelines. Groundwater samples identified metals above Groundwater Quality Standards. Soil vapor samples showed moderate levels of petroleum-related compounds and chlorinated VOCs, above the monitoring/mitigation level ranges established by the New York State Department of Health.

### Summary of the Remedy:

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 Site Specific Use (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Northwest corner of property will be excavated to depths of 12 feet below grade for cellar. The remainder of property will be excavated minimally for footings;
- 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;
- Submission of an RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;
- Installation of a vapor barrier system below building slab and along the sidewalls up to street grade;
- Construction and maintenance of an engineered composite cover;
- Submission of an approved Site Management Plan in the RAR for long-term management of residual contamination; and
- Continued registration of property with an E designation at the Department of Buildings.

### Next Steps

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed in the public library branch and on OER's website and a second fact sheet will be issued before remedial work begins.

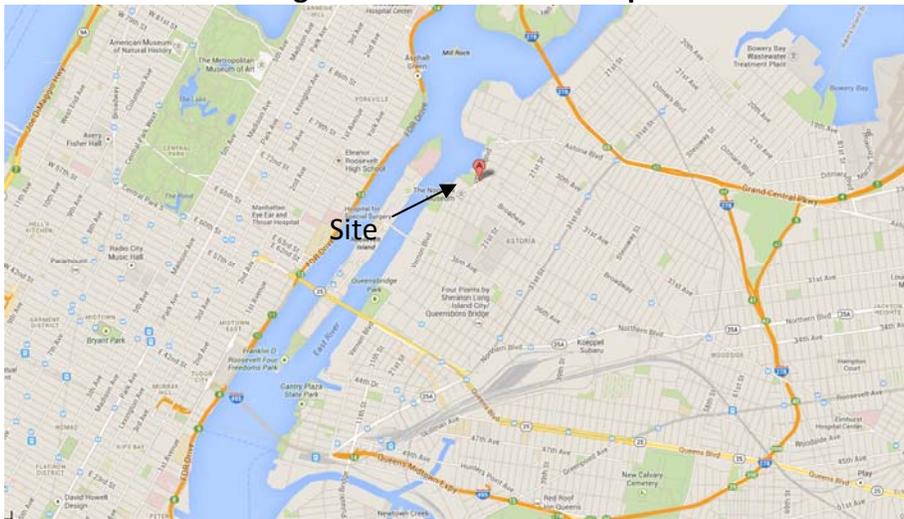
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://www.nyc.gov/oer)

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

or scan with your smart phone to access document repository:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

