

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
Long Island City Branch
37-44 21st Street
New York, NY 11101

Please call (718) 752-3700
for hours of operation

Whom can I contact for project information?

Samantha Morris
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-2082
SMorris@dep.nyc.gov

and

Hannah Moore
NYCOER
(212) 442-6372
HMoore@dep.nyc.gov

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) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by C H 41 LLC for the remediation of the property located at 41-04 27th Street (aka 25-20 41st Avenue) in the Long Island City section of Queens, New York and identified as Block 415, Lot 26. The remedial work will begin in June 2014. The RAWP and other documents can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The Site is 5,000-square feet and is currently vacant and developed with one and two story commercial structures. This project consists of redeveloping the entire Site with an 8-story mixed use building with dwelling units on floors 2 through 8. The building includes a full 10 foot cellar, spanning the entire Site, which will be utilized for storage, utilities, and mechanical space.

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 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Entire property will be excavated to a depth of 10 feet;
- 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 of SCOs;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements will be implemented as Engineering & Institutional controls:

- Installation of a vapor barrier system, VaporBlock® Plus™ 20 manufactured by Raven Industries, beneath the building slab as well as behind foundation sidewalls of the proposed building;
- As a part of development, construction and maintenance of an engineered composite cover consisting of a concrete building slab;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
- Continued registration of property with E designation at the Department of Buildings.

Cleanup activities are scheduled to begin in June 2014 and are expected to take approximately two months to complete.

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 to be used at the Site.

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.

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

