

## Where can I view project documents?

### Online at:

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

Internet access to view project documents is available at the following public library:

Queens Public Library  
Long Island City Branch  
37-44 21st Street,  
Queens, NY 11101

Please call (718) 752-3700 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 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 Edgemere Owner, LLC for Beach Green North (4419 Rockaway Beach Boulevard), Queens, New York (Block 15853, Lot 48). The remedial work will begin in July 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

### Site Description:

The Site is 34,000 square feet and is currently undeveloped with partial remnants of former structures. The proposed future use of the Site will be a 7-story residential and commercial mixed-use building with terrace green spaces, laundry facilities, bike storage and at-grade parking.

### Summary of the Remedy:

The remedial action for Beach Green North is a Track 2 Restricted Residential Use cleanup. 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;
- Selection of 6NYCRR Part 375 Restricted Residential Use (Track 2) Soil Cleanup Objectives (SCOs);
- Site already meets Restricted Residential (Track 2) SCOs. For development purposes, property will be minimally excavated for pile caps, grade beams and two elevator pits (7.6 feet bgs), as well as for general grading activities (approximately 2 feet bgs). Approximately, 300 tons of soil will be excavated and removed during redevelopment;
- Management of excavated materials including temporarily stockpiling and segregating in accordance with defined material types and to prevent co-mingling of contaminated material and non-contaminated materials;
- Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations;
- Collection and analysis of four end-point samples to confirm the quality of the material left in-place subsequent to excavation;
- Placement of a final cover consisting of a pile cap foundation and either a minimum of two feet of clean fill or concrete cover in the recreational outdoor area over the entire Site;
- Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, lists any changes from this RAWP, and describes all Engineering and Institutional Controls to be implemented at the Site.
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.

Cleanup activities are scheduled to begin in July 2015 and are expected take approximately four 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.

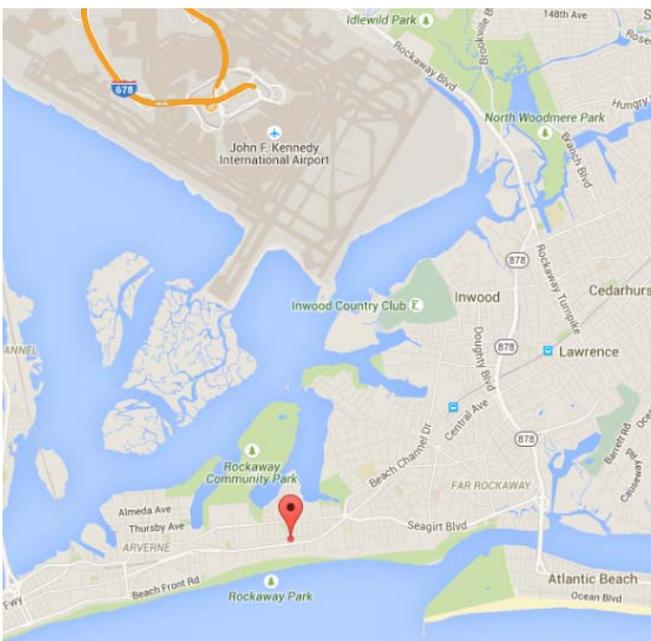
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building.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

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

OR scan with your smart phone:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

