

NYC VCP Cleanup Plan Remedial Activities to Begin

Where can I view project documents?

Online at:

<https://a002-epic.nyc.gov/app/workspace/2665/docrepository>

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

Queens Public Library
Woodside Branch
54-22 Skillman Avenue
Queens, NY 11377

Please call (718) 429-4700 for hours of operation

Whom can I contact for project information?

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

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 Woodside Partners, LLC for 72-01 Queens Boulevard, Queens, New York (Block 1352, Lots 71 and 125). The remedial work will begin in October 2020. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description

The Site is 55,763 square feet and is currently multiple commercial buildings. The proposed use of the Site will consist of a 12-story mixed-use commercial retail/residential building with a full basement and rear yard area.

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;
- Implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Site-Specific (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. The footprint of the new cellar will be excavated 16 feet below grade. The rear yard area may remain unexcavated, however some removal for cover construction may occur. Approximately 37,333 tons of soil will be excavated and removed from Site;
- 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, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building, as well as behind foundation walls of the proposed building;
- Construction and maintenance of an engineered composite cover consisting of the 5 inch thick concrete slab across the footprint of the new building and 2 feet of clean fill in the rear area to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities and certifies that the remedial requirements have been achieved and lists any changes from this RAWP;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- Continued registration with E-designation for the property.

Next Steps

After the enrollee completes the remedial work, an 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: <https://a002-epic.nyc.gov/app/workspace/2665/docrepository>

or scan with your smart phone to access document repository:



Figure 1 – Site Location Map



Figure 2 – Site Map

