

## 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  
Steinway Branch  
21-45 31<sup>st</sup> Street  
Queens, NY 11105

Please call (718) 728-1965 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 Jenel Management Group for 22-06 31<sup>st</sup> Street, Astoria, New York (Block 844, Lots 40 and 42 (tentative lot 40)). The remedial work will begin in January 2017. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

### Site Description:

The 12,500-square foot Site is currently vacant and was most recently used for commercial purposes and does not contain any permanent structures. The proposed future use of the Site will consist of a new 3-story mercantile structure. The proposed building will contain a full retail basement and small rear yard reserved for at-grade open space. The building and basement footprint is approximately 11,600 square feet in area. The proposed rear yard occupies the remaining 900 square feet of the Site.

### Summary of the Remedy:

The remedial action for 22-06 31<sup>st</sup> Street is a Track 4 Restricted Commercial Use cleanup. The specific elements of the proposed remedial action include:

- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
- Establishment of Site Specific (Track 4) Soil Cleanup Objectives (SCOs).
- Perform additional site characterization sampling of groundwater. Completion of a Waste Characterization Study prior to excavation activities. Waste characterization soil samples will be collected at a frequency dictated by disposal facility(s).
- Excavation and removal of soil/fill exceeding Site Specific SCOs. The entire footprint of the building area (about 93% of the property) will be excavated to a depth of approximately 17 feet below grade for development purposes. A small portion of property will be excavated to the depth of approximately 2 feet below grade for an at-grade rear yard. Approximately 7,300 cubic yards (10,960 tons) of soil/fill will be removed from the Site and properly disposed at an appropriately licensed or permitted facility.
- 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 all UST's that are encountered during soil/fill removal actions.
- Transportation and off-Site disposal of all soil/fill material at licensed or 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.
- Construction of an engineered composite cover consisting of a minimum six-inch thick reinforced concrete building slab underlain by six-inches of ¾ inch crushed stone and a minimum of two feet of clean soil in all open spaces and landscaped areas.
- Installation of a vapor barrier system consisting of vapor barrier beneath the building slab and outside of sub-grade foundation sidewalls to mitigate soil vapor migration into the building.
- Installation of an active sub-slab depressurization system (SSDS)
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, 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 operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- The property will continue to be registered with an E-Designation at the NYC Buildings Department. Establishment of Engineering Controls and Institutional Controls in this RAWP and a requirement that management of these controls must be in compliance with an approved SMP.

Cleanup activities are scheduled to begin in January 2017 and are expected take approximately 5 months to complete. Building construction will continue for another twelve 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 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: <https://a002-epic.nyc.gov/app/workspace/pma/3392/docrepository>

**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

