

## Where can I view project documents?

### Online at:

<https://a002-epic.nyc.gov/app/workspace/4890/docrepository>

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

Queens Public Library  
Astoria Branch  
14-01 Astoria Boulevard  
Queens, 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 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 Halletts Building 7 SPE, LLC for Halletts Point Building 7 (3-24 27<sup>th</sup> Avenue), Queens, New York (Block 490, Lots 80 and 90). 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 15,540 square feet and is currently an asphalt-paved parking lot. The proposed use of the Site will consist of a 14-story residential building with 100% affordable housing (163 units).

### 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;
- Selection of NYSDEC Part 375 Restricted Residential Use (Track 2) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 2 Restricted Residential Use SCOs. The entire footprint of the building area will be excavated to a depth of 18 feet below grade for development purposes. Approximately 15,000 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. Sampling and analysis of excavated media as required by disposal facilities and appropriate segregation of excavated media onsite;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- 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;

If Track 2 Restricted Residential Use cleanup is not achieved, the following construction elements implemented as part of new development will constitute Engineering and Institutional Controls:

- As part of new development, construction and maintenance of an engineered composite cover consisting of a 6-inch thick concrete building slab to prevent human exposure to residual soil/fill remaining under the site;
- As part of new development, installation of a vapor barrier system beneath the building slab and outside of sub-grade foundation sidewalls;
- 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](http://www.nyc.gov/oer)

Direct Link to Document Repository: <https://a002-epic.nyc.gov/app/workspace/4890/docrepository>

or scan with your smart phone to access document repository:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

