

Where can I view the project documents?

In person at:

Queens Public Library
Court Square Branch
25-01 Jackson Avenue
Queens, NY 11101

(Please call (718) 937-2790 for hours of operation.)

and electronically at:

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

Whom can I contact for project information?

Michael Mandac
Project Manager
NYC OER
253 Broadway, 14th Floor
New York, NY 10007
(212) 676-0754
MMandac@dep.nyc.gov

Shaminder Chawla
Assistant Director
NYC OER
(212) 442-3007
SChawla@dep.nyc.gov

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

NYC BCP 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 Brownfield Cleanup Program (BCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Queensboro Development, LLC for the property at 23-10 41st Avenue in Queens, New York (Block 413, Lots 20, 22, and 27). The remedial work in accordance with the approved RAWP will start in March 2012. The RAWP is available and can be reviewed electronically or in person at the document repositories identified in the box to the left.

Site Description

The Site is approximately 18,500 square feet and is located in the Long Island City section of Queens, New York. Figure 1 shows the Site Location. The Site is bounded by 41st Avenue to the north, a two-story office and a one-story warehouse to the south, 24th Street to the east, and 23rd Street to the west. Currently, the Site is undergoing development and contains only construction equipment and facilities.

Summary of Proposed Remedial Action Work Plan

The specific elements of the remedial action will include:

- Preparation of a Community Protection Statement and performance of all required NYC BCP citizen participation activities according to an approved Citizen Participation Plan;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds (VOCs) during active remediation;
- Establishment of Track 2 Restricted-Residential Soil Cleanup Objectives (RRSCOs) for the entire Site;
- Installation of a watertight, four-foot wide secant pile foundation wall around the entire site and into the underlying bedrock surface;
- Excavation and removal of soil exceeding Track 2 RRSCOs;
- Removal of underground storage tanks (if any) in compliance with applicable Federal, State, and City laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of RRSCOs;
- Installation of an engineered composite cover (vapor barrier and building slab) to prevent exposure to any residual soil/fill at the site;
- Installation of an active sub-slab depressurization system beneath the building to the extent not restricted by competent bedrock;
- Transportation and off-site disposal of all soil at permitted facilities in accordance with applicable laws and regulations;
- Submission of a Remedial Action Report (RAR) and approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination; and
- Recording of deed restriction to inform future property owners of residual contamination/historic fill at the property.

Cleanup activities are scheduled to begin in March 2012 and are expected to take three months to complete. Installation of a vapor barrier, an active sub-slab depressurization system, construction of the secant wall, and construction of the building foundation is expected to be completed in four 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 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 (if required) 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 in 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 more information regarding the New York City's Brownfield 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 smart phone:

Figure 1: Site Location

