

## Where can I view project documents?

Online at:

<https://a002-epic.nyc.gov/app/workspace/5664/docrepository>

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

Queens Public Library  
Long Island City Branch  
37-44 21<sup>st</sup> 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 Voluntary Cleanup Program Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements established under the City Voluntary Cleanup Program (VCP) to address contamination at 40-21 27<sup>th</sup> Street (Block 405, Lot 16, former lots 16 & 17) in Queens, New York have been met. OER oversaw the cleanup of this property which was set forth in an approved Remedial Action Work Plan (RAWP). The remedial work was completed in February 2024 and was documented in the Remedial Action Report (RAR). OER has approved the RAR and issued a Notice of Completion for the site. The site achieved a complete cleanup which allows the property's hazardous materials E-Designation to be removed from the property. The RAR can be found at the document repositories in the box to the left.

### Site Development

The Site consisted of a 5,042 square-foot lot, occupied by two two-story residential houses which were demolished in 2018. The development converted the lot into an six-story mixed residential, commercial, and light industrial use building with first floor industrial/commercial space and a full basement. The development brings nine residential units (in July 2024) to Long Island City, Queens, NY.

### Summary of Remedial Action

The remedial elements implemented at this Site included:

1. During active remediation, performed Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Selected NYSDEC Part 375 Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs).
3. Collected and analyzed post-excavation endpoint samples. All soil sample results were below the Track 1 SCOs. Unrestricted Use cleanup is achieved for this property.
4. For development purposes, excavated and removed soil/fill to a depth of 12 feet below grade within the entire footprint of the new cellar area, a 5-foot by 5-foot pit in the central-north portion was excavated to 17 feet below grade for removal of a selenium hotspot, and to 17 feet bgs in the central-south portion for the elevator pit. A total of 3,163.63 tons of soil/fill was excavated and removed from the property.
5. For development purposes, constructed an engineered composite cover system consisting of a 2 feet 6-inch mat slab in the center of the site and a 6-inch slab in the northern and southern ends of the site underlain by 6 inches of clean gravel. A gap between the building's exterior western foundation wall and the property boundary was backfilled with 12 feet of clean soil.
6. For development purposes, installed a vapor barrier system beneath the entire building slab and behind foundation sidewalls.
7. Submitted a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and explains any changes from the RAWP.

### Next Steps

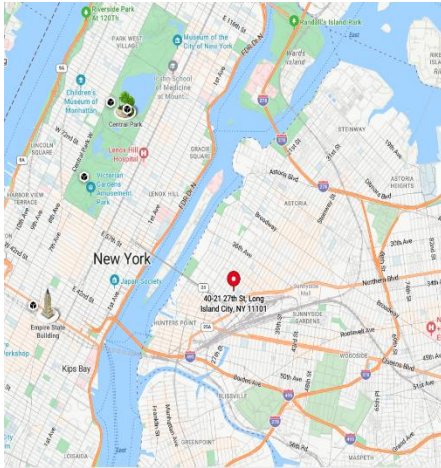
If you have any questions, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants, and/or post/distribute for your building residents.

For information regarding New York City's Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](http://www.nyc.gov/oer)

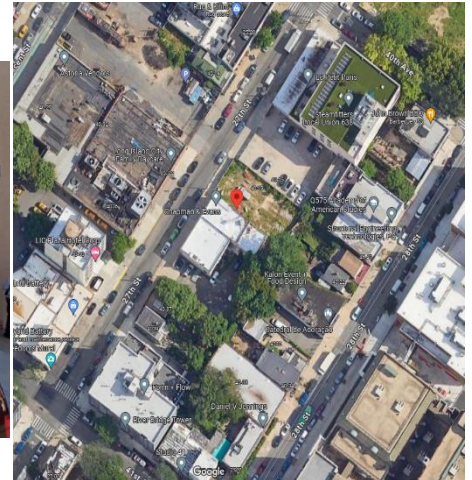
For a link to documents for this project:  
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Or scan with smart phone:



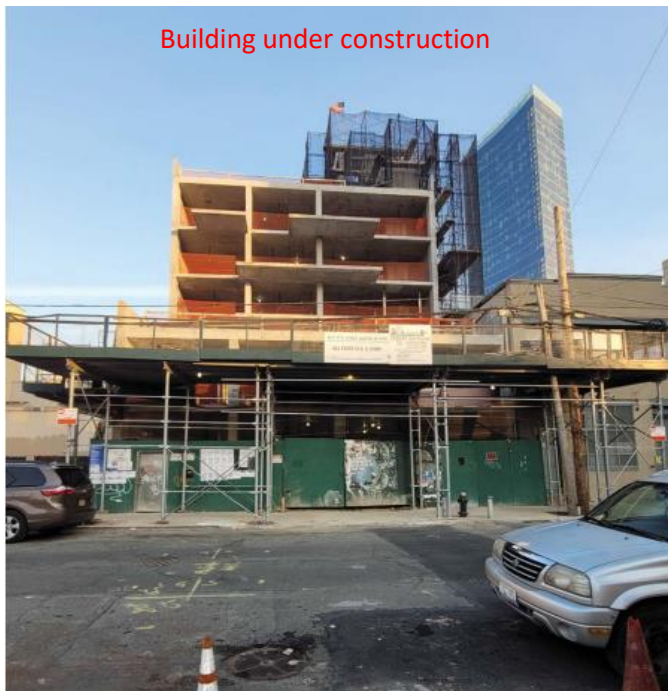
Site prior to development



During Construction



Building under construction



3-D Rendering of New Building

