

**Public Comment Period**March 8, 2022  
to  
April 8, 2022**Where can I view project documents?****Online at:**<https://a002-epic.nyc.gov/app/workspace/27354/docrepository>

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

Queens Public Library  
Family Literacy Center and  
Universal Pre-K at Ravenswood  
35-32 21<sup>st</sup> Street  
Long Island City, NY 11106

Please call (718) 990-0882 for hours of operation

**Whom can I contact for project information?**Taylor Hard  
Project Manager  
NYCOER  
100 Gold Street, 2<sup>nd</sup> Floor  
New York, NY 10038  
212-788-7426  
[THard@dep.nyc.gov](mailto:THard@dep.nyc.gov)

and

Shaminder Chawla  
Deputy Director  
NYCOER  
(212) 442-3007  
[Schawla@dep.nyc.gov](mailto:Schawla@dep.nyc.gov)For more information visit:  
[www.nyc.gov/oer](http://www.nyc.gov/oer)**NYC VCP Cleanup Plan  
Available for Review and Comment**

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Tsilo Group for enrollment of the property located at 25-21 and 25-33 Broadway in the Astoria/Long Island City section of Queens, New York and identified as Block 579, Lots 1, 5, and 92 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

**Public Comments on the RAWP**

OER is accepting public comments on the draft RAWP for 30 days until April 8, 2022. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

**Site Description**

The Site is 26,675 square feet and is currently a vacant lot. The proposed use of the Site will consist of a 6-story mixed-use commercial retail/residential building with a cellar.

**Summary of RIR**

The environmental investigation identified two pesticides are above cleanup guidelines in soil. Groundwater samples detected methylene chloride above groundwater quality standards. Soil vapor samples showed high PERC concentration, low petroleum related chemicals concentration according to the Air Guideline Values established by the New York State Department of Health.

**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 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 11 feet below grade for development purposes and 13.6 feet below grade for elevator pits and additional 2 feet below grade for the cellar slab. Approximately 6,150 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 Unrestricted 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 six-inch thick concrete building slab with a 4- to 6-inch clean granular sub-base beneath all building areas and 4-inch poured concrete on a 6-inch sub-base in sidewalk 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**

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER’s website and a second fact sheet will be issued before remedial work begins.

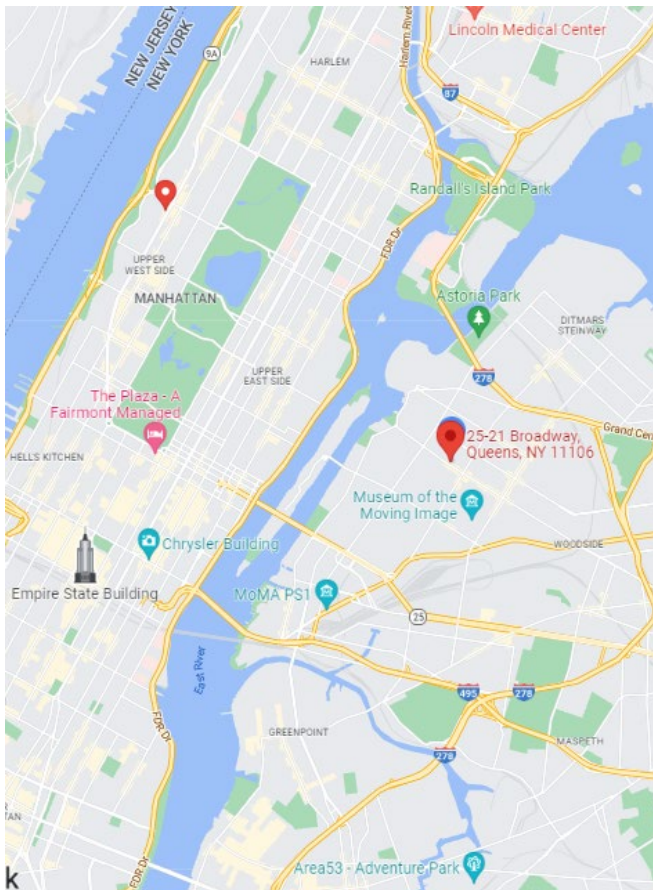
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. 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/27354/docrepository>

or scan with your smart phone to access document repository:



**Figure 1 – Site Location Map**



**Figure 2 – Site Map**

