

**Public Comment Period**January 16, 2014  
to  
February 16, 2014**Where can I view project documents?****Online at:**[http://www.nyc.gov/html/oer/html/  
repository/RQueens.shtml](http://www.nyc.gov/html/oer/html/repository/RQueens.shtml)Internet access to view documents  
is available at the public library.  
The closest location is:Queens Library  
Flushing Branch  
41-17 Main Street, Flushing  
Queens, NY 11355Please call (718) 661-1200 for hours  
of operation**Whom can I contact for  
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[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 Flushing Commons LLC for enrollment of the property located at 38-18 Union Street in the Flushing section of Queens, New York and identified as the southeast portion of Block 4978, Lot 25 into the VCP. A preliminary Phase II Report 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 preliminary Phase II Report.

**Public Comments on the RAWP**

OER is accepting public comments on the draft RAWP for 30 days until February 16, 2014. The draft RAWP, which includes results of the preliminary Phase II Report, is 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 a 67,600-square foot area at the southeast corner of Block 4978, Lot 25, and is currently utilized as an asphalt-paved parking lot. The proposed future use of the Site consists of a 13-story mixed-use retail/office/residential building, a 17-story mixed-use retail/office/residential building, and a four-level sub-grade parking garage which will occupy the entire footprint of the Site.

**Summary of Preliminary Phase II Report**

The environmental investigation identified up to one foot of historic fill. Lead and nickel were detected above cleanup guidelines. Several metals were detected above Groundwater Quality Standards. Soil vapor samples were not collected as part of the Preliminary Phase II Investigation.

**Summary of the Remedy**

The specific elements of the proposed remedial action include:

- Implementation of an OER-approved supplemental Remedial Investigation Work Plan.
- Preparation of a Community Protection Statement and performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan.
- Establish Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill for development purposes. Entire footprint of the Site will be excavated to a depth of approximately 47-50 feet below grade.
- 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. Appropriate segregation of excavated media onsite.
- 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 the RAWP.
- If Track 1 is not achieved, submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency.
- The following elements will be built as part of new construction/development;
  - construction and maintenance of an engineered composite cover consisting of a 12 inch thick concrete basement slab;
  - Installation of a waterproofing system below the concrete slab and behind the foundation walls of the proposed building.
- If Track 1 is not achieved, the SMP, composite cover and waterproofing system (which could also serve as a vapor barrier) will serve as Engineering and Institutional controls.

### 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 in the public library branch and 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: <http://www.nyc.gov/html/oer/html/repository/RQueens.shtml>  
or scan with your smart phone to access document repository:



Figure 1 – Site Location Map

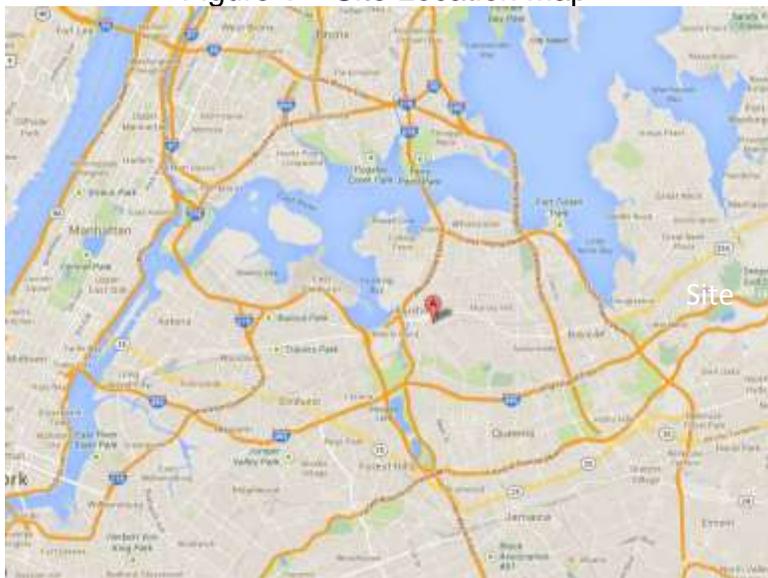


Figure 2 – Site Map

