

Where can I view project documents?

Online at:

<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 11355

Please call (718) 661-1200 for hours of operation

Whom can I contact for project information?

Project Contact

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

NYC VCP Cleanup Plan Remedial Activities to Begin

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by Flushing Commons LLC for the property located at 38-18 Union Street, Queens, New York. The remedial work in accordance with the approved RAWP will start in June 2014. Information for reviewing the RAWP online is provided in the box to the left.

Site Description and Development

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 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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Establishment of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill for development purposes. The entire footprint of the Site will be excavated to a depth of approximately 47-50 feet below grade.
- Transportation and off-site disposal of historic fill at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- 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
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and lists any changes from the RAWP;

Cleanup activities are scheduled to begin in June 2014 and are expected to take 9-12 months to complete.

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 achieved. 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 issue a fact sheet announcing the completion of the remedy 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 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

Direct Link to Document Repository: <http://www.nyc.gov/html/oer/html/repository/RQueens.shtml>

OR scan with your smart phone:



Figure 1 – Site Location Map

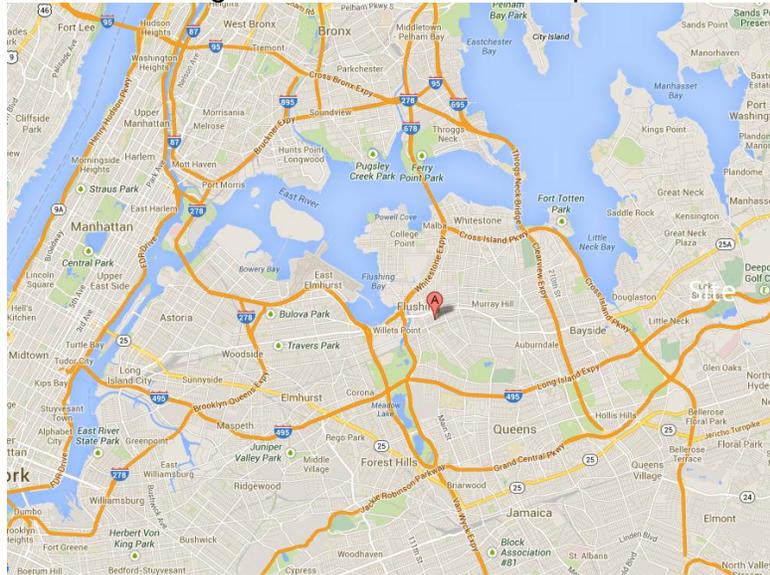


Figure 2 – Site Map

