

Where can I view project documents?

Online at:

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

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

Queens Public Library
Astoria Branch
14-01 Astoria Blvd
Queens, NY 11102

Please call (718) 278-2220 for hours of operation.

Whom can I contact for project information?

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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) is providing this Fact Sheet pursuant to the New York City Voluntary Cleanup Program (VCP). OER has approved the Remedial Action Work Plan (RAWP) submitted by 1477 Prospect Realty for 31-47 and 31-57 Vernon Boulevard, Queens, New York (Block 502, Lots 7 and 9). The remedial work will begin in May 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

Site Description:

The 18,731 square-foot site is currently used as a construction supply yard and metal works shop. The proposed development is to construct an 8-story residential apartment building with a partial cellar.

Summary of the Remedy:

The remedial action for 31-47 and 31-57 Vernon Boulevard is a Track 4 Restricted Use cleanup. 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;
- Performance of a Community Air Monitoring Program for particulates and volatile organic carbon compounds;
- Establishment of Site Specific Use (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. Northwest corner of property will be excavated to depths of 12 feet below grade for cellar. The remainder of property will be excavated minimally for footings;
- 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 of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains SCOs;
- Submission of an RAR that describes the remedial activities certifies that the remedial requirements have been achieved and lists any changes from the RAWP;
- Installation of a vapor barrier system below building slab and along the sidewalls up to street grade;
- Construction and maintenance of an engineered composite cover;
- Submission of an approved Site Management Plan in the RAR for long-term management of residual contamination; and
- Continued registration of property with an E designation at the Department of Buildings.

Cleanup activities are scheduled to begin in May 2015 and are expected take approximately two months to complete.

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 a 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 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

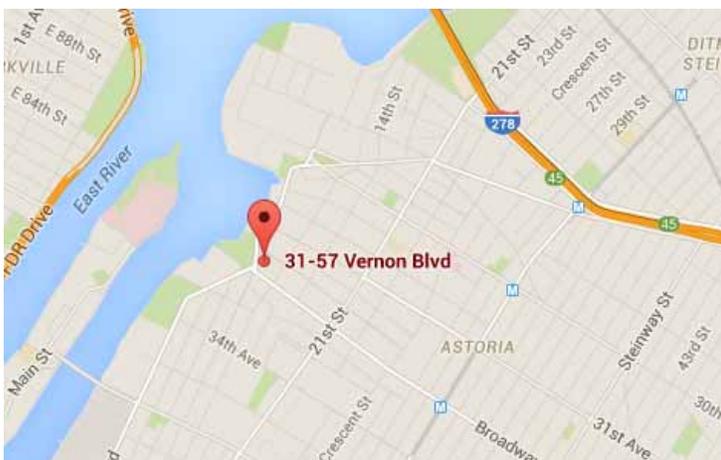


Figure 2: Site Map

