

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 Public Library
Briarwood Branch
85-12 Main Street,
Briarwood, NY 11435

Please call (718) 658-1680 for hours of operation

Whom can I contact for project information?

William Wong
Project Manager
NYCOER
100 Gold Street, 2nd Floor
New York, NY 10038
212-341-0659
wiwong@dep.nyc.gov

and

Shaminder Chawla
Deputy Director
NYC OER
(212) 442-3007
schawla@dep.nyc.gov

For more information visit:
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). OER has approved the Remedial Action Work Plan (RAWP) submitted by United Construction & Development Group Corp. for the property located at 140-35 Queens Boulevard in the Briarwood section of Queens, New York and identified as Block 9620, Lot 45 into the VCP. The remedial work in accordance with the approved RAWP started in June 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at the left.

Site Description

The Site is 22,000 -square feet and contains a central vacant lot flanked by paved parking lots. The proposed future use of the property will be a 6-story mixed-used hotel building with full cellar and sub-cellar levels. Top two stories of building will be used for residential. The sub-cellar level will contain a parking facility, hotel maintenance rooms and guest amenities rooms. The cellar level will contain parking as well as hotel rooms and additional guest amenities rooms.

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.
- Establish Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs).
- Excavation and removal of soil/fill exceeding Track 1 SCOs. For development purposes, the entire footprint of the new building will be excavated to a depth of approximately 21.5 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 certifies that the remedial requirements have been achieved and lists any changes from the RAWP.

The following elements will be built as part of new construction/development. If Track 1 cleanup is not achieved through end point samples, these construction elements will constitute Engineering and Institutional controls:

- Construction and maintenance of an engineered composite cover consisting of a concrete foundation and sidewalls.
- Installation of a vapor barrier/waterproofing system below the concrete slab underneath the building and behind the foundation walls of the proposed building.
- 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 property will continue to be registered with E designation at NYC Department of Buildings.

Cleanup activities have been scheduled to begin on June 2015 and are expected take approximately 3 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 to access document repository:



Figure 1 – Site Location Map

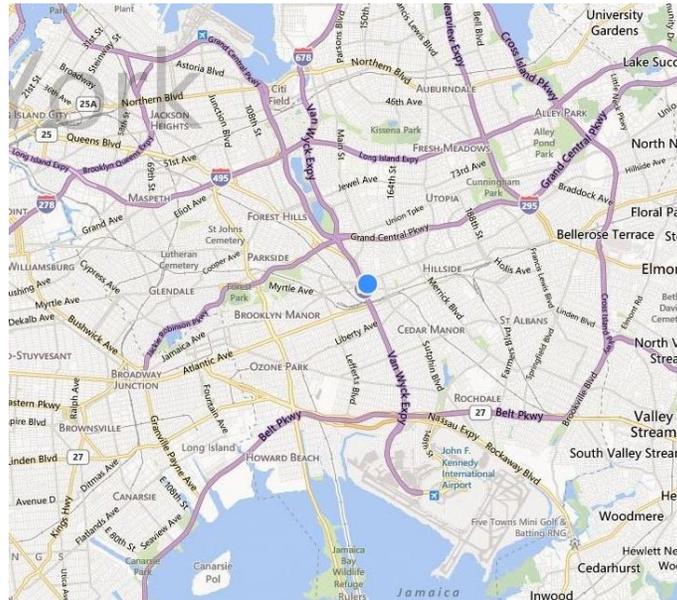


Figure 2 – Site Map

