

## Where can I view project documents?

### Online at:

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

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

Queens Public Library  
Elmhurst Branch  
85-08 51<sup>st</sup> Avenue  
Queens, NY 11373

Please call (718) 271-1020 for Hours of operation.

## Whom can I contact for project information?

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For more information visit:  
[www.nyc.gov/oer](http://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 JJ Queens Development, LLC for 69-28 Queens Blvd, Queens, New York (Block 2432, Lots 23, 26, 34, and 37). The remedial work will begin in September 2016. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

### Site Description:

The Site is 13,773 square feet and currently is vacant, but was most recently contained commercial and residential buildings. The proposed future use of the Site consists of a new nine-story mixed-use commercial/residential building with a cellar for commercial space and a parking garage on the second floor.

### Summary of the Remedy:

The remedial action for 69-28 Queens Boulevard is a Track 4 Site-Specific 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 (Track 4) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs. For development purposes, the entire Site will be excavated approximately 10 feet below grade for the cellar level. Additional excavation in the rear of Lot 23 will be performed for a hotspot removal. Approximately 3,000 tons of soil will be excavated and removed from the Site;
- Transportation and off-site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations;
- Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs;
- Installation of a vapor barrier system below the concrete slab of the building as well as behind foundation walls of the proposed building;
- Construction of an engineered composite cover consisting of the 6 inch thick concrete building slab to prevent human exposure to residual soil/fill remaining under the Site;
- 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;
- 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.

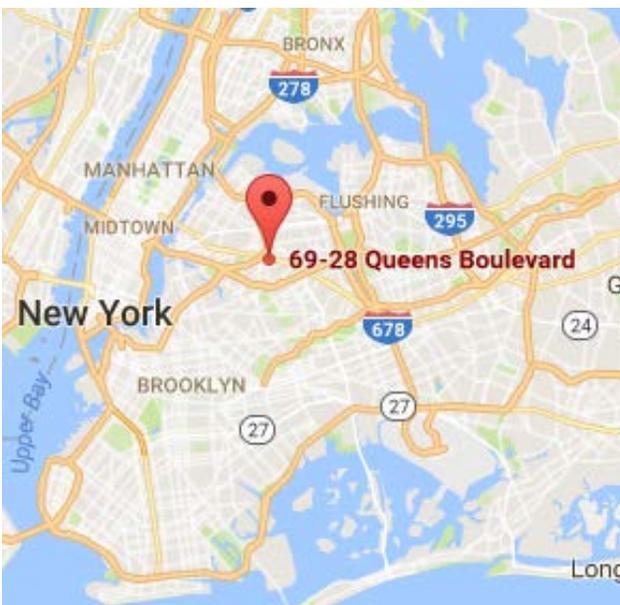
Cleanup activities are scheduled to begin in September 2016 and are expected take approximately 2 months to complete. Total construction will continue for 18 months.

**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.

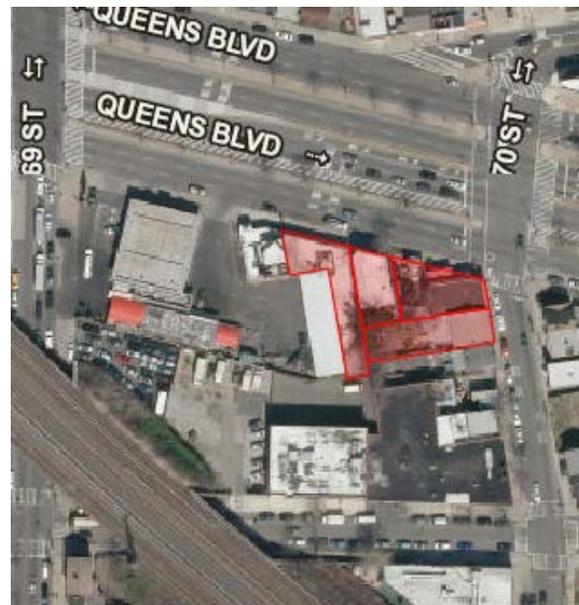
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. For information regarding New York City's Voluntary Cleanup Program, please visit our website at: [www.nyc.gov/oer](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:



**Figure 1: Site Location**



**Figure 2: Site Map**