

## 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  
Long Island City Branch  
37-44 21<sup>st</sup> Street,  
Queens, NY 11101

Please call (718) 752-3700 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 34-22 Astoria Partners, LLC for 34-22 35<sup>th</sup> Street in the Astoria Queens, New York (Block 642, Lot 36). The remedial work will begin in November 2015. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

### Site Description:

The 15,000 square-foot site is currently a vacant lot. The proposed development is to construct a 7-story residential and commercial mixed-use building with a cellar for parking and a rear garden space.

### Summary of the Remedy:

The remedial action for 34-22 35<sup>th</sup> Street is a Track 1 Unrestricted 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;
- Selection of 6NYCRR NYSDEC Part 375 Unrestricted Use (Track 1) Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs. For development purposes, the entire Site will be excavated to a depth of approximately 19 feet below grade;
- 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 if Unrestricted Use SCOs are met;
- 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.

If Track 1 Unrestricted Use SCOs are not achieved, the following construction elements implemented (as part of new development) will constitute Engineering and Institutional Controls:

- As part of development, construction and maintenance of an engineered composite cover
- As part of development, installation of a vapor barrier system beneath the building foundation slab;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual historic fill; and
- Continued registration with a Restrictive Declaration for the property if Track 1 cleanup is not achieved.

Cleanup activities are scheduled to begin in November 2015 and are expected take approximately six months to complete. Building construction will continue for approximately fifteen 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.

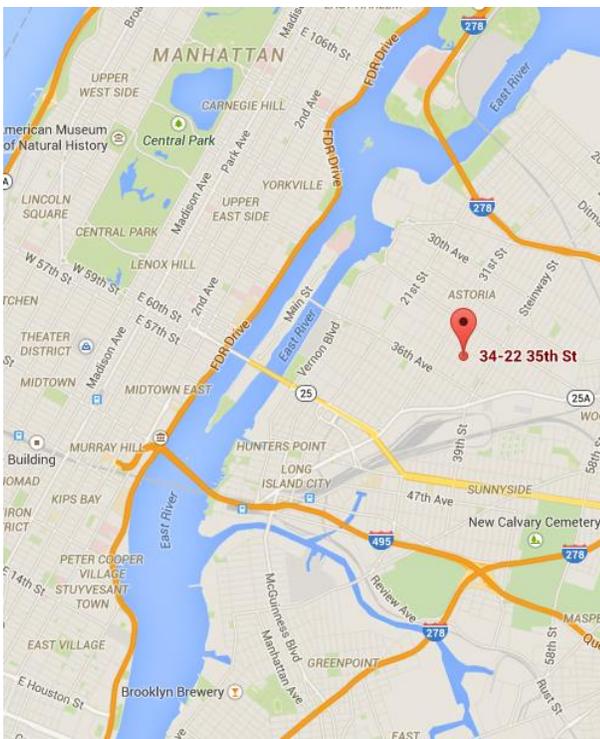
If you have any questions or know of any neighbor that would like to be added to the site contact list, please contact the OER Project Manager listed on the front page of this Fact Sheet. We encourage you to share this Fact Sheet with neighbors and tenants and/or post it in a prominent area of your building. 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.shtm>

OR scan with your smart phone:



**Figure 1: Site Location**



**Figure 2: Site Map**

