

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 21st Street
Long Island City, 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

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 Crescent Owners, LLC for 40-05 Crescent Street, Queens, New York (Block 406, Lot 24). The remedial work will begin in November 2015. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

Site Description:

The 12,500 square-foot site is occupied by a 1-story warehouse used for offices and storage. The proposed development consists of a 5-story mixed-use commercial and residential building with a cellar and sub-cellar.

Summary of the Remedy:

The remedial action for 40-05 Crescent 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 NYSDEC 6NYCRR Part 375 Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill in excess of SCOs;
- 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 the remedy attains Track 1 SCOs; and
- 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 describes all engineering and institutional controls to be implemented at the Site.

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

- As part of new development, installation of a vapor barrier beneath the building slab and behind foundation sidewalls to grade;
- As part of new development, construction and maintenance of an engineered composite cover to prevent human exposure to residual soil/fill remaining under the Site;
- Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual historic fill, including certification of Engineering and Institutional Controls and reporting at a specified frequency;
- Continued registration with E-designation for the property if Track 1 cleanup is not achieved.

Cleanup activities are scheduled to begin in November 2015 and are expected take approximately two 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.

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

