

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 Library
89-11 Merrick Blvd,
Jamaica, NY 11432

Please call (718) 302-3485 for hours of operation

Whom can I contact for project information?**Project Contact**

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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) 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 Piermont Properties for the property located at 178-02 Hillside Avenue, Queens, New York. The remedial work in accordance with the approved RAWP will start 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 Site is a 35,350-square-foot vacant lot. The proposed future use of the property is an 8-story mixed-use building with a basement. The basement will include offices and commercial spaces, a mechanical area, storage, laundry, and a gym. The first floor is proposed to include retail space and residential lobbies, a paved at-grade outdoor area, a community facility lobby, and parking. The first floor will cover the entire Site footprint. The second floor is anticipated to be parking. The remaining floors are anticipated to be residential.

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;
- Implement a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 1 SCOs;
- Transportation and off-site disposal of historic fill and impacted soils at permitted facilities in accordance with all applicable laws and regulations for handling, transport, and disposal, and this plan;
- Seven end-point samples will be collected and analyzed from the bottom of the excavation and unexcavated areas to evaluate the performance of the remedy with respect to attainment of Track 1 Unrestricted Use SCOs. Samples will be analyzed for full parameters (VOCs, SVOCs, metals, PCBs, and pesticides) if pursuing Track 1 Unrestricted Use SCOs or contaminants of concern (SVOCs, lead and arsenic) if pursuing Track 4 Site-Specific SCOs. Additionally, a SVOC hotspot at boring location SB-3 will be delineated and excavated and one endpoint sample from this location will be analyzed for SVOCs;
- Construction and maintenance of an engineered composite cover consisting of the building's 5-inch thick concrete slab;
- Installation of a vapor barrier below the slab and behind the foundation walls of the proposed building;
- 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 lists any changes from the RAWP;
- If a Track 1 cleanup is not achieved, submission of a Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency; and
- If a Track 1 cleanup is not achieved, continued registration with "E" designation of the property at NYC Department of Buildings.

Cleanup activities are scheduled to begin in November 2015 and are expected to take approximately six weeks to complete.

Next Steps

After the enrollee completes the remedial work, an RAR will be prepared and submitted to OER. The RAR will describe the cleanup activities and certify that all cleanup requirements were achieved. 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 issue a fact sheet announcing the completion of the remedy and identify all engineering and institutional controls (if required) 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

