

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 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 Vashie Ramlochan for 32-08 38th Avenue, Queens, New York (Block 381, Lot 11). The remedial work will begin in July 2016. The RAWP can be reviewed electronically at the document repositories identified in the box at left.

Site Description:

The 2,315-square foot site is currently a three-story mixed-use building which has most recently been used as a tire repair and alignment shop. The proposed development is to renovate the building with a one-story addition in the rear of the building extending to the back of the lot, horizontal expansion of the cellar under the entire addition, vertical expansion of the cellar to a 9-foot ceiling height, and construction of a mezzanine on the 2nd floor.

Summary of the Remedy:

The remedial action for 32-08 38th Avenue 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 Track 4 Site-Specific Soil Cleanup Objectives (SCOs);
- Excavation and removal of soil/fill exceeding Track 4 Site-Specific SCOs (the entire footprint of the site will be excavated to a depth of 10 to 12 feet below grade);
- Management of excavated materials including temporarily stockpiling and segregating to prevent co-mingling of contaminated material and non-contaminated materials;
- Import of materials to be used for backfill and cover;
- Collection and analysis of end-point samples to determine if the remedy attains Track 4 Site-Specific SCOs;
- Construction of an engineered composite cover consisting of the new 6-inch concrete cellar slab above a 4-inch granular sub-base;
- Installation of a vapor barrier system beneath the building foundation slab in order to mitigate soil vapor migration into the building;
- Installation of an active sub-slab depressurization system (SSDS) beneath the vapor barrier system to further prevent soil vapor migration into the building;
- Implementation of storm-water pollution prevention measures;
- Submission of a Remedial Action Report (RAR) that describes the remedial activities, certifies that the remedial requirements have been achieved, and describes all engineering and institutional controls to be implemented at the site; and
- Submission of an approved 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.

Cleanup activities are scheduled to begin in July 2016 and are expected to take approximately six months to complete. Construction will continue for twelve 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

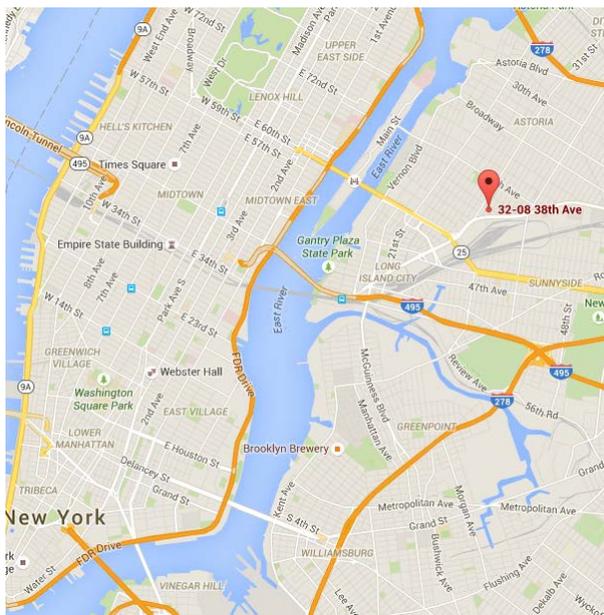


Figure 2: Site Map

