

## Public Comment Period

December 2, 2015  
to  
December 31, 2015

## 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 Public Library  
Flushing Branch  
41-17 Main Street  
Queens, NY 11373

Please call (718) 661-1200 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 Available for Review and Comment

The New York City Office of Environmental Remediation (OER) provides this Fact Sheet pursuant to New York City's Voluntary Cleanup Program (VCP). An application has been submitted by Two Fulton Square, LLC for enrollment of the property located at "Two Fulton Square" 133-31 39<sup>th</sup> Avenue in the Flushing section of Queens, New York and identified as Block 4972; Lot 65 into the VCP. The Remedial Investigation Report (RIR) details the results of an environmental investigation at the site including the nature and extent of contamination. The draft Remedial Action Work Plan (RAWP) proposes remedial actions to address contamination delineated in the RIR.

### Public Comments on the RAWP

OER is accepting public comments on the draft RAWP for 30 days until December 31, 2015. The RIR and draft RAWP are available for review at the document repositories identified in the box on the left including a public library branch and through a link to OER's website. Comments should be sent to Mr. Shaminder Chawla via mail or e-mail (see contact information at left).

### Site Description

The Site is approximately 142,000 square feet and is currently a vacant lot. The proposed future use of the Site will be a four mixed-use towers (residential, commercial) constructed above a 3-story retail podium with three levels of sub-cellar parking. The project is split into two sites, Site A which encompasses the tower along Prince Street, and Site B which covers the remainder of the property.

### Summary of RIR

The environmental investigation identified several Volatile Organic Compounds (VOCs) and Semi-Volatile Organic Compounds (SVOCs) above cleanup guidelines in one area of the Site. Groundwater samples detected metals and VOCs above Groundwater Quality Standards. Soil vapor samples showed elevated concentration of chlorinated and petroleum-related compounds above the monitoring/mitigation level ranges established by the New York State Department of Health.

### Summary of the Remedy

The specific elements of the proposed remedial action include:

- Performance of all required NYC VCP Citizen Participation activities according to an approved Citizen Participation Plan and implementation of a Community Air Monitoring Plan for particulates and volatile organic carbon (VOCs) compounds;
- Selection of Unrestricted Use (Track 1) Soil Cleanup Objectives (SCOs) for Site B and Restricted Residential Use SCOs for Site A;
- Excavation and removal of soil/fill exceeding Track 1 Unrestricted Use SCOs for Site B and Track 2 Restricted Residential Use SCOs for Site A. For development purposes, all of Site B will be excavated approximately 40 to 48 feet below grade for the three cellar levels and Site A will be excavated to a depth of 16 feet below grade. Approximately 300,000 cubic yards of soil will be excavated and removed from the property;
- Transportation and off-Site disposal of all soil/fill material at permitted facilities;
- As part of new development, installation of a vapor barrier/waterproofing system below the building slabs, as well as behind foundation walls of the proposed buildings;
- As part of new development, construction and maintenance of an engineered composite cover consisting of a six-inch thick concrete building slab with an 8-inch clean granular sub-base beneath all building areas, 4-inch poured concrete on a 6-inch sub-base in sidewalk areas, and two feet of clean soil in all open space and landscaped areas;
- As part of new development, construction and operation of three levels of a sub-cellar parking garage in conformance with NYC Building Code;
- Installation and operation of an sub-slab depressurization system under the Prince Street tower (Site A);
- 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
- 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 this RAWP.

**Next Steps**

OER will review the draft RAWP and consider all public comments submitted during the comment period before it approves a final RAWP. The approved RAWP will be placed on OER's website and a second fact sheet will be issued before remedial work begins.

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 to access document repository:



**Figure 1**

