

**Where can I view  
project documents?****Document Repositories**

Queens Library  
Central Branch  
89-11 Merrick Boulevard  
Queens, NY 11432

(Please call (718) 990-0700 for  
hours of operation)

**and electronically at:**

[http://www.nyc.gov/html/oer/html/  
repository/RQueens.shtml](http://www.nyc.gov/html/oer/html/repository/RQueens.shtml)

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For more information visit:

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**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 Bluestone Jamaica I, LLC for 90-14 161<sup>st</sup> Street, Queens, New York. The remedial work will begin in December 2012. The RAWP can be reviewed electronically or in person at the document repositories identified in the box at left.

**Site Description**

The 18,386 square-foot site is currently vacant. Historically, this Site has been used as a mix of residential buildings, commercial storefronts, office space, and parking. The proposed development is to construct two new 9-story towers for mixed use. The entire Site will be occupied by a full cellar.

**Summary of the Remedy**

The remedial action for Bluestone 161<sup>st</sup> Street Development will entail soil excavation and the installation of a composite cover system, vapor barrier, and sub-grade ventilation system. If Track 1 Unrestricted Use Soil Cleanup Objectives (SCOs) are not achieved, institutional controls and site management will also be required.

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 1 Unrestricted Use 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 for handling, transport, and disposal of contaminated soil;
- Collection and analysis of end-point samples to determine if the remedy attains Track 1 SCOs;
- Construction and maintenance of an engineered composite cover;
- Installation of a vapor barrier system and sub-grade ventilation system as part of construction of parking garage;
- Submission of a 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.

Cleanup activities are scheduled to begin in December 2012 and are expected to be completed by February 2012. Construction of the building is expected to be completed in twenty-one months.

**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 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 (if required) to be used at the Site.

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**

