

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 following public library:

Queens Public Library
Steinway Branch
21-45 31st street
Long Island City, NY 11105

Please call (718) 728-1965 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 Completion of Remedial Activities

The New York City Office of Environmental Remediation (OER) has determined that the cleanup requirements to address contamination related to the property at 19-73 38th Street and 19-80 Steinway Street (identified as Block 811, Lot 1) in Brooklyn, New York under the New York City Voluntary Cleanup Program (VCP) have been met. Cleanup activities were performed under an approved Remedial Action Work Plan (RAWP) by 19-80 Steinway LLC with oversight provided by OER. OER has approved the Remedial Action Report (RAR) and will issue a Notice of Completion regarding the Site. The remedial work was completed in October 2015 and was documented in the RAR. The RAR is available for review at the document repositories identified in the box to the left.

Site Development

The Site consisted of a 60,000 square-foot stalled construction project and was converted the lot into a 2-story/ 4-story residential building with a commercial space, partial basement and ancillary parking. Upon completion, it will contain 84 market-rate residential units, ancillary parking, and commercial space fronting on 20th Avenue. The northern two thirds of the building is slab on grade and the southern third includes a basement with storage and utility rooms. The basement floor is approximately 10' below grade.

Summary of Remedial Action

The specific remedial elements implemented at this Site included:

1. Performed Community Air Monitoring Program for particulates and volatile organic carbon compounds.
2. Established Track 4 Site Specific Soil Cleanup Objectives (SCOs).
3. Excavated and removed of soil/fill that exceed Track 4 Site Specific SCOs. The following excavations were performed: the stockpile was removed and excavations extended to approximately 12 feet below grade along the eastern side of the cellar, which had not previously been excavated. A total of 3,266 tons of soil/fill was excavated and removed from the property and transported to Clean Earth of Carteret, NJ.
4. Collected and analyzed end-point samples to evaluate the performance of the remedy with respect to attainment of SCOs. Track 4 cleanup was achieved.
5. Constructed an engineered Composite Cover System consisting of 6 inches of concrete slab underlain by 8 inches of clean sub-base material in building areas to prevent human exposure to residual soil/fill remaining under the Site. The contractor for the cover construction was Galaxy General Contracting, LLC.
6. As part of construction, installed a Vapor Barrier System that consisted of a 20 mil Grace PrePruf 300R HDPE liner beneath the cellar slab and against subgrade walls where sheet piling was present.
7. Residual soil is present beneath the cover layer and will be subject to Site Management under this Remedial Action.
8. Performed all activities required for the remedial action, including permitting requirements and pretreatment requirements, in accordance with all applicable laws and regulations.
9. Submitted a RAR that describes the Remedial Action, certifies that the remedial requirements defined in the Remedial Action Work Plan have been achieved; defines the Site boundaries; describes all Engineering and Institutional Controls applicable to the Site; and describes any changes from the RAWP.
10. Submitted a Site Management Plan (SMP) for long-term management of residual soil, including plans for operation, maintenance, inspection and certification of the performance of Engineering Controls and Institutional Controls.
11. The property will continue to be registered with an E-Designation by the NYC Department of Buildings.

Next Steps

OER will issue a Notice of Completion, a city liability release, and a New York City Green Property Certificate for this Site.

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 smart phone:



Figure 1: Site Location

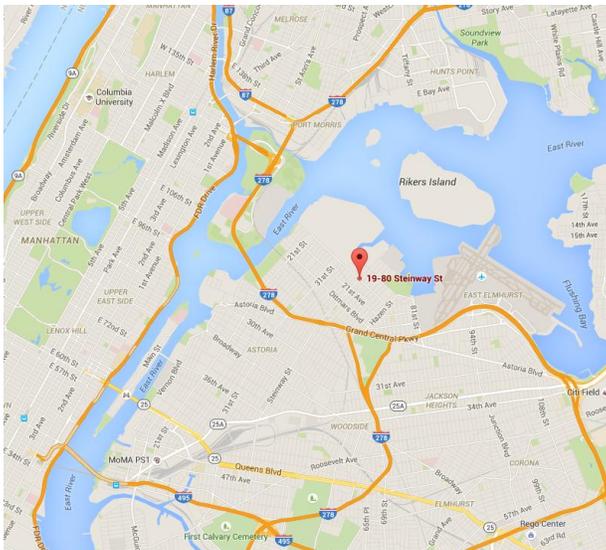


Figure 2: Site Map

