



FACT SHEET

Brownfield Cleanup Program

Receive Site Fact Sheets by *Email*. See "For More Information" to Learn How.

Site Name: LGA Hotel
DEC Site #: C241142
Address: 112-24 Astoria Boulevard, East Elmhurst, NY 11369

Have questions?
See
"Who to Contact"
Below

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

The public is invited to comment on a proposed remedy being reviewed by the New York State Department of Environmental Conservation (NYSDEC) to address contamination related to the LGA Hotel Site (site) 112-24 Astoria Boulevard in East Elmhurst, Queens. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

The cleanup activities will be performed and funded by LGA Hospitality LLC (applicant) with oversight provided by NYSDEC. When NYSDEC is satisfied that cleanup requirements have been achieved, the applicant may be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C241142>

How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **March 3** through **April 17, 2015**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location identified below under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area below.

The proposed remedy consists of:

All on-site soils which exceed Unrestricted Use Soil Cleanup Objectives (SCOs) (as defined by 6 NYCRR Part 375-6.8) will be excavated and transported off-site for disposal. Approximately 21,200 cubic yards of soil will be removed from the site. This excavation will include the contaminated soil and any underground storage tanks and related piping.

Clean fill meeting the requirements of 6 NYCRR Part 375-6.7(d) will be brought in to, as needed to replace excavated soil to restore it to the designed grade.

During excavation below the water table site dewatering across the entire site will be necessary. The dewatering will help to extract contaminated groundwater on and near the site. All dewatering fluids will be handled, transported and disposed of in accordance with applicable federal, state and local regulations

If it is determined to be necessary based on analysis of groundwater samples oxidants will be utilized to treat residual volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) in groundwater. The oxidants will be placed directly into the bottom of the excavation to oxidize the contaminants.

Removal of contaminated soil will prevent ingestion/direct contact with contaminated soil and mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site. It will also remove the source of groundwater contamination. Combined with the groundwater remedy (if necessary) the excavation of the contaminated soil will prevent the potential for migration of and exposure to the contaminants in groundwater.

Summary of the Investigation

Based on the investigations that have been performed, the following summarizes the nature and extent of the contamination at the site:

Soil:

Site investigations observed elevated levels of petroleum-related contamination in surface and deep soils at concentrations exceeding Unrestricted Use soil cleanup objectives (SCOs). Metals and SVOCs, particularly polycyclic aromatic hydrocarbons (PAHs), were also detected at concentrations significantly above the restricted residential SCOs (RRSCOs) and the unrestricted use SCOs, as were polychlorinated biphenyls (PCBs) at one shallow sample location.

Groundwater:

Petroleum-related contaminants including benzene and xylenes were detected above groundwater standards in groundwater monitoring wells. Elevated levels of lead and chromium were detected in groundwater samples in two on-site monitoring wells.

Soil Vapor:

Remedial Investigation (RI) data show the presence of numerous VOCs in soil vapor on site. An elevated tetrachloroethene (PCE) concentration (24,300 micrograms per cubic meter ($\mu\text{g}/\text{M}^3$)) was observed at in an on-site sampling point near the southern border.

Next Steps

NYSDEC will consider public comments received on the proposed remedy presented in the draft RWP and ultimately issue a final Decision Document. The New York State Department of Health (NYSDOH) must also concur with the remedy. The final Remedial Work Plan (with revisions if necessary) and the Decision Document will be made available to the public. The applicant may then design and perform the cleanup action to address the site contamination, with oversight by NYSDEC and NYSDOH.

NYSDEC will keep the public informed throughout the investigation and cleanup of the site.

Background

Location: The site is located in an urban area of East Elmhurst, Queens, NY on an irregularly-shaped lot on the southwest corner of 112-24 Astoria Boulevard at 112th Place.

Site Features: The property is presently occupied by four vacant buildings. There is one partial two-story building with an adjoining one-story building, a one-story concrete block building and a one-story frame building.

Current Zoning and Uses: The area in the immediate vicinity of the site is primarily residential and commercial, with some industrial use. The lots to the west and southwest are occupied by multi-family residential housing, with one and two family houses on the properties to the south.

Historic Uses: The site was occupied by a residence from approximately 1914 through 1928 then a gasoline filling station from 1928 through 2004. In 2006 the property owner resided in an apartment on the site and a small real estate company was briefly located on the property.

Site Geology and Hydrogeology: The site is covered by 5 to 7 feet of fill material consisting of asphalt, concrete, rock fragments and fine-to-medium-grained, brown silty sand. The fill material is underlain by layers of gray and brown silt, hard clayey silt, and fine-to-medium-grained sand with trace gravel.

Groundwater is at depths approximately 25 to 30 feet below surface grade (ft-bsg). Groundwater flows in a northwest direction toward Flushing Bay.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location to help the public stay informed.

New York Public Library
East Elmhurst Branch
95-06 Astoria Boulevard
East Elmhurst NY 11369
718-424-2619

Selected project documents are also available on the NYSDEC website at:
<http://www.dec.ny.gov/chemical/37550.html>

Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project-Related Questions

Michael MacCabe, P.E.
New York State Department of
Environmental Conservation
625 Broadway
Albany, NY 12233-7016
518-588-9767
michael.maccabe@dec.ny.gov

Site-Related Health Questions

Bridget K. Boyd
Public Health Specialist III
Bureau of Environmental Exposure Investigation
New York State Department of Health
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
bee@health.ny.gov

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox.

NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.

As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

9/19/2013



LGA Hotel

site boundary

Divers Blvd

Worlds-Fair-Marina-Flushing

Astoria Blvd

Grand-Central-Pkwy

Northern Blvd

25A

1-10th-St

1-11th-St

1-14th-St

34th Ave

1-09th-St

1-12th-St

Google earth

1994

Imagery Date: 11/5/2012 40°45'31.15" N 73°51'27.23" W elev 49 ft eye alt 1673 ft