



# FACT SHEET

## Brownfield Cleanup Program

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**Site Name:** CPB Site  
**DEC Site #:** C241158  
**Address:** 3229 Far Rockaway Boulevard, Queens, NY 11422

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 CPB Site ("site"), located at 3229 Far Rockaway Boulevard in Far Rockaway, Queens. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information." The cleanup activities will be performed and funded by the Corporation of the Presiding Bishop, Church of Jesus Christ of Latter-day Saints ("applicant") with oversight provided by NYSDEC.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site poses a significant threat due to elevated concentrations of contaminants in groundwater, soil and soil vapor.

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=C241158>

#### How to Comment

**NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from June 27, 2016 through August 11, 2016.** The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location(s) 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.

#### Summary of the Proposed Remedy

The cleanup plan is described in the Remedial Work Plan which is available for review in the document repository for the site. The proposed remedy consists of the following:

- To address groundwater – Natural attenuation. Although contaminant concentrations may slightly exceed State groundwater standards, use of groundwater will be restricted (see below).
- To address soil contamination – Installation of asphalt capping at two on-site areas which will serve as an engineering control. Areas which are not capped with asphalt will meet New York State's Soil Cleanup objectives for Restricted-Residential Use.
- To address soil vapor contamination - Any future on-site buildings will be required to have a

sub-slab depressurization system, or a similar engineered system, to prevent the migration of vapors into the building from soil and/or groundwater. This will ensure that indoor air (in any future structures) will not be impacted by any remaining residual contamination.

- Implementation of a Site Management Plan (SMP). The SMP will detail the requirements of future monitoring and maintenance of the remedy.
- An environmental easement will restrict the use of the property to Industrial, Commercial or Restricted-Residential use and will restrict the use of groundwater without necessary treatment. Implementation of the environmental easement will also allow for enforcement of the SMP.

The proposed remedy will protect public health by eliminating exposure to the contaminants remaining on the site. Potable water will continue to be supplied by the municipal water system. Exposure to contaminated soil is eliminated by the cover system, and soil vapor exposure within site buildings will be controlled by sub-slab depressurization systems. Any off-site impacts will be addressed through a separate investigation and remedial effort to be undertaken by NYSDEC. Remedial Investigation results indicate that soil vapor and groundwater concentrations are elevated to the south of the site and additional actions will be taken to determine the extent of this contamination.

### **Summary of the Investigation**

The results of the remedial investigation indicated the presence of soil, groundwater and soil vapor contamination. The following contamination was encountered:

#### Soil:

- Petroleum compounds associated with heating oil.
- Chlorinated Volatile Organic Compounds (CVOCs), primarily Trichloroethene (TCE) and associated breakdown products.
- Heavy metals and Polycyclic Aromatic Hydrocarbons (PAHs), at sporadic locations across the site.

#### Groundwater:

- Petroleum compounds associated with heating oil.
- CVOCs, primarily TCE and associated breakdown products.

#### Soil Vapor:

- CVOCs, primarily TCE and associated breakdown products.
- Petroleum compounds.

Interim remedial measures were implemented to address the source of the contamination including the following:

- Excavation and removal of more than 14,000 tons of contaminated soils.
- Removal of more than 12,000 gallons of oil/water mixture.
- In-situ (“in place”) thermal treatment to remove CVOCs from soil and groundwater.

The Remedial Work Plan (RWP) and proposed remedy address the residual contamination that remains on the site.

### **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(s) 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 in Far Rockaway between Far Rockaway Boulevard and the Rockaway Freeway, near Beach 32nd Street.

**Site Features:** The site is a vacant 1.14 acre parcel.

The property has been designated on local tax maps as Block 15950, Lot 29. The site is relatively flat, lying at an elevation between 3.5 and 7.6 feet (Queens Datum). A portion of the site lies in Special Flood Zone AE (100 year coastal flood zone) with the remainder lying in Zone X (500 year coastal flood zone).

**Current Zoning and Land Use:** The site is currently vacant but is zoned R6 with a C2-2 commercial overlay.

The entire area is urban. A shopping center is located north of the site, consisting of several small store fronts and a super market. A high-rise residential building, known as Sea View Towers is located south of the site, across the Rockaway Freeway. Vacant lots are located east and west of the property.

**Past Use of the Site:** A structure or building was formerly located in the southwestern portion of the site. The structure was reportedly used as a garage and plumbing supply house. It is unclear if the former building is related to the site contamination.

In 2002 the Remedial Party (RP) uncovered evidence of a pre-existing release of petroleum product (heating oil) on-site. The petroleum release was reported to the NYSDEC. As a result, the Department assigned Spill # 02-07599 to the site.

Several remedial investigations (2002, 2005, 2006, 2007, 2008, and 2009) have been completed at the site defining the nature and extent of contamination.

Several remedial actions have also been completed at the site, greatly reducing the levels and extent of contamination. The remedial actions include large excavations to remove impacted soils (2004 and 2009), a pilot program for In-Situ Chemical Oxidation injections (2008), and, an In Situ Thermal Treatment program to recover the chlorinated solvents that operated between November 2010 and August 2011.

Based on observations of petroleum stains and odor, an area of approximately 11,000 square feet was excavated to a depth of approximately 8 feet below grade. An impacted area of CVOCs was observed

during the excavation near the southwestern property quadrant. The CVOC impacted soils were also excavated. In sum, the responsible party excavated and disposed of 13,882 tons of petroleum impacted soils, 12,430 gallons of an oil-water mixture, and 418 tons of CVOC-impacted soils.

After excavation, residual contamination consisted of chlorinated solvents, including Trichloroethene and its breakdown products, and petroleum. Contamination has been identified in the soil, groundwater and soil gas at the site.

**Site Geology and Hydrogeology:** The area is generally flat and lies between the Jamaica Bay and the Atlantic Ocean. Three distinct geologic units exist: Shallow, Intermediate and Deep Zone. The Shallow Zone is approximately 20 feet thick. Fill material consisting of brown fine to coarse sand and gravel with varying portions of wood, metal and concrete debris, occurs from the ground surface to approximately 5 to 8 feet below grade (fbg). The fill material is underlain by a 5 to 10 feet layer of loose fine gray sand with small amounts of coarse sand. Discontinuous, organic silty clay to clayey silt lenses (1 to 4 feet thick), containing small amounts of fibrous organic material (peat) and trace amounts of shell fragments, occur at the base of the Shallow Zone. These clay lenses locally act as a semi-confining unit. The Intermediate Zone consists of two lithologic units: a light brown-green coarse to fine sand with gravel and varying amounts of silt and clay at a depth of approximately 20 fbg with silt and clay content increasing with depth at 30 fbg; a clay unit (approximately 17 feet thick) occurs at a depth of approximately 37 fbg and consists of dark gray soft clay with interbedded sand or silt laminations and trace shell fragments. This lower clay layer serves as an aquitard or confining/semi-confining unit separating the intermediate and deep zones. The Deep Zone consists of a brown-gray, fine to medium sand layer with a thickness greater than 40 feet and occurs at a depth of approximately 54 fbg. This sand layer was observed to be loose to medium dense.

Groundwater in the shallow and intermediate zones flows toward Norton Basin to the north/northwest of the site. The depth to groundwater is approximately 7 fbg.

**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 locations to help the public stay informed.

**Queens Library - Far Rockaway Branch**  
1637 Central Ave., Far Rockaway, NY 11691  
Attn: Sharon Anderson; Phone: 718- 327-2549

**Community Board 14**  
1931 Mott Avenue, Room 311  
Far Rockaway, New York 11961  
Attn: Jonathan Gaska; Phone: 718-471-7300

### **Who to Contact**

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

#### Project-Related Questions

Chris Magee  
New York State Department of  
Environmental Conservation  
Division of Environmental Remediation  
625 Broadway, Albany, NY 12233  
Tel: 518-402-9813  
Email: christopher.magee@dec.ny.gov

#### Site-Related Health Questions

Bridget Boyd  
New York State Department of Health  
Bureau of Environmental Exposure  
Investigation  
Empire State Plaza, Corning Tower, Room  
1787  
Albany, NY 12237  
Tel: (518) 402-7860  
Email: [bee@health.ny.gov](mailto: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**

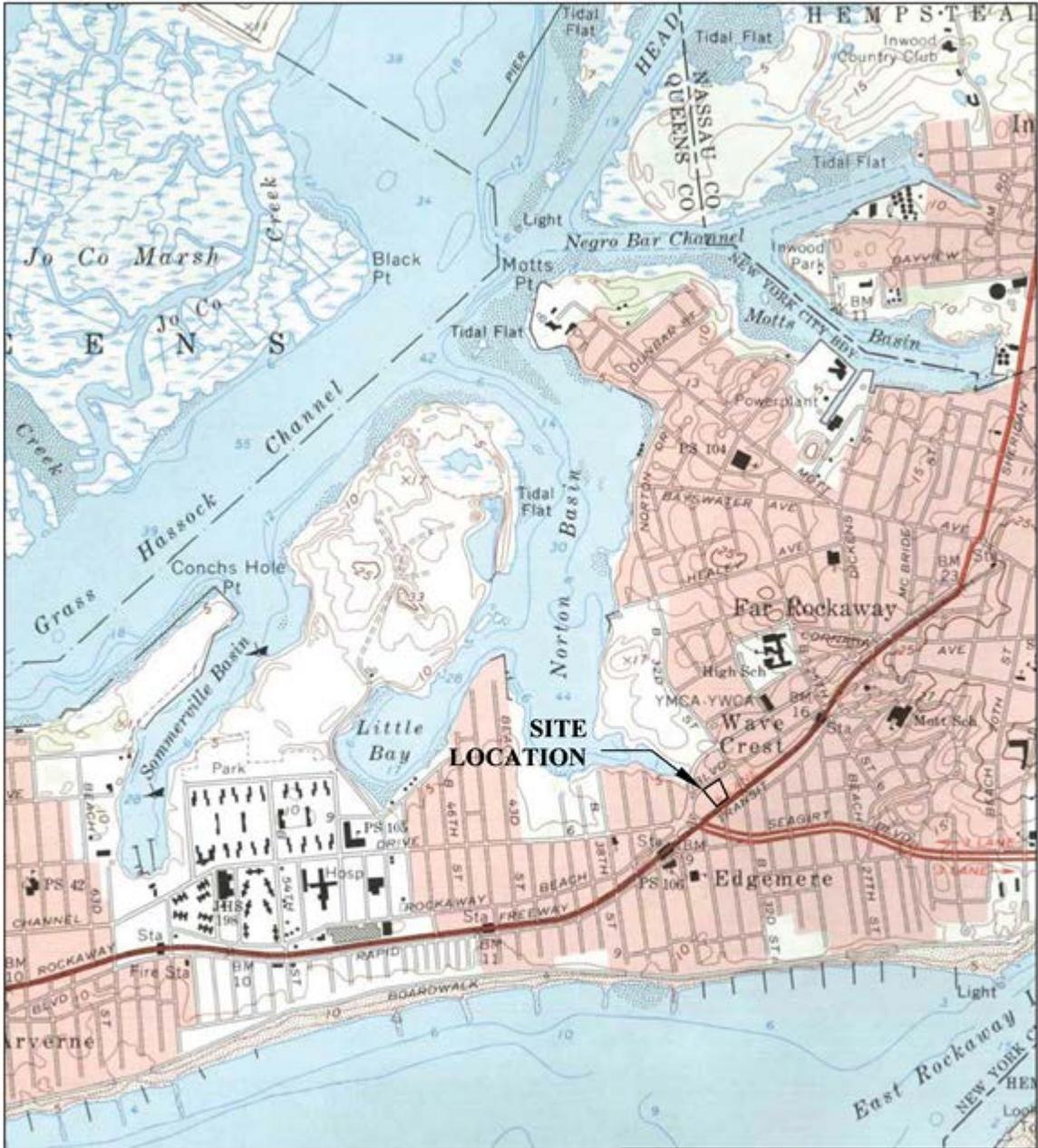
Have site information such as this fact sheet sent right to your email inbox.

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.

(Maps follow)



 <b>TRC ENVIRONMENTAL CORP.</b> 57 East Willow Street Millburn, New Jersey 07041		
<b>SITE LOCATION MAP</b>		
CPB — EDMERE, NEW YORK		
JOB NO.: 159807		
HN	DATE: AUGUST 2009	FIGURE: 1



