



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

11-28 31st Drive Site

11-28 31st Drive
Astoria, NY 11106

June 2016

SITE No. C241159
NYSDEC REGION 2

Where to Find Information:

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

**New York Public Library – Queens
Library- Astoria**
14-01 Astoria Blvd,
Astoria, NY 11102
Call for hours: (718) 278-2220

Queens Community Board No. 1
4502 Ditmars Blvd LL Suite 125
Astoria NY 11105
Call in advance: (718) 626-1021

NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
Call in advance: (718) 482-4900

Who to Contact:

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

Project-Related Questions
Sondra Martinkat, Project Manager
NYSDEC, Region 2 Office
47-40 21st Street
Long Island City, NY 11101
(718) 482-7541
sondra.martinkat@dec.ny.gov

Public Health Questions:

Wendy Kuehner
NYSDOH
Empire State Plaza
Corning Tower Room 1787
Albany, NY 12237
(518) 402-7860
beei@health.ny.gov

**For additional information on the New York's
Brownfield Cleanup Program, visit:**
www.dec.ny.gov/chemical/8450.html

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 11-28 31st Drive site ("Site") located at 11-28 31st Drive in Astoria, NY. Please see the map for the site location. Documents related to the cleanup of this Site can be found at the location(s) identified on the left-hand side of this page under "Where to Find Information."

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 to public health or the environment. This decision is based on elevated levels of contaminants identified in the vicinity of an on-site source and the potential for human exposure to site-related contaminants via soil vapor.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 16** through **July 31, 2016**. The proposed plan is available for public review at the location(s) identified on the left-hand side of this page under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area on the left-hand side of this page.

Draft Remedial Action Work Plan: The cleanup plan is described in a detailed "Remedial Action Work Plan" or "RAWP". The proposed remedy consists of:

- Removal of Underground Storage Tanks (USTs);
- Excavation and off-site disposal of contaminated soil to approximately 3 feet below surface grade across the Site to achieve the residential use soil cleanup objectives. A small portion of property will be excavated to the depths of 7 feet 8 inches below grade;
- "In-situ" ("in-place") treatment of contaminated groundwater beneath the northern portion of the Site.
- Collection and analysis of end-point soil samples to evaluate the effectiveness of the remedy;
- Import of clean material that meets the established soil cleanup objectives for use as backfill;
- Installation and operation of an active sub-slab depressurization system beneath the new building;
- Implementation of a Health and Safety Plan (HASp) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;

BROWNFIELD CLEANUP PROGRAM

- Implementation of a Site Management Plan (SMP) for long term maintenance of the remedy; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by the current Site owner, Mr. George Man (the "Applicant(s)"), after performing a detailed investigation of the Site under New York's Brownfield Cleanup Program (BCP). A "Remedial Investigation Report", which describes the results of the site investigation was submitted concurrently with the Remedial Action Work Plan and is also available for review at the locations identified on Page 1.

Site Description: The Site is 0.055-acres and is bordered on north-northeast by 31st Drive, on the south-southwest by a vacant land and a 1-story manufacturing building, on the east-southeast by a 1-story cabinet manufacturing facility and on the west-northwest by a vacant 1-story warehouse. The Site was utilized most recently as a manufacturing facility of wood cabinets and then became vacant during the last quarter of 2012. The Site was previously utilized as an auto repair shop between 1934 and 1936, a machine shop between 1945 and 1970 and a commercial facility between 1977 and 2006.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241159) at:

<http://www.dec.ny.gov/cfm/xtapps/derexternal/index.cfm?pageid=3>

Summary of the Investigation: The primary contaminants of concern at the Site are chlorinated solvents including Tetrachloroethene (PCE) and its degradation products, which have been identified in groundwater and soil vapor.

Next Steps: NYSDEC will consider public comments, revise the cleanup plan as necessary, and issue a final Decision Document. NYSDOH must concur with the proposed

remedy. After approval, the proposed remedy becomes the selected remedy. The draft RAWP is revised as needed to describe the selected remedy, and 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.

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 may include recreation, housing, business or other uses. A brownfield site is any real property where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations.

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:

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.

BROWNFIELD CLEANUP PROGRAM

