Department of Environmental Conservation

June 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: 124-22 Queens Boulevard, Kew Gardens Site
DEC Site #: C241177
Address: 124-22 Queens Boulevard
Kew Gardens, NY 11415

Have questions? See "Who to Contact" Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the 124-22 Queens Boulevard, Kew Gardens Site ("site") located at 124-22 Queens Boulevard, Kew Gardens, NY under New York State's Brownfield Cleanup Program (BCP). 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 by Luciano LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities
The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The cleanup action for the site includes:

Based on the findings of the Subsurface Investigation and Soil Vapor Intrusion Study conducted at the site there is evidence that tetrachloroethylene (PCE) impacted soils are present beneath the eastern portion of the site. As a result, an Interim Remedial Measure (IRM) is planned to address these soils. An IRM is an Action that can be conducted at a site relatively quickly to reduce the risk to people's health and the environment from a well-defined hazardous waste problem. During implementation of the IRM impacted soils from this portion of the site will be excavated, removed from the site, and properly disposed of off-site.

Prior to the start of this IRM, the existing 2-story building will be demolished. Building demolition will be performed in accordance with the requirements of the New York City (NYC) Department of Building (DOB).

To determine the horizontal and vertical extent of impacted soil to be remediated as part of this IRM, delineation sampling will be performed in the vicinity of the suspected source area. Based on field screening and/or analytical results, additional step-out borings will be installed as necessary.

After the applicant completes the IRM cleanup activities, they will prepare a Construction Completion Report and submit it to NYSDEC. The Construction Completion Report will describe the cleanup activities completed consistent with the IRM work plan and certify that cleanup requirements have been achieved or will be achieved.

The post IRM remedial investigation will determine what, if any additional remediation may be required.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for the site, it will approve the Final Engineering Report (FER) which will document all remedial activities completed at the site. NYSDEC will then issue a Certificate of Completion (COC) to the applicant(s).

The applicant(s) would be able to redevelop the site after receiving a COC. In addition, the applicant(s):

- Would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- Would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the FER will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the COC.

Background

Site Location: The 124-22 Queens Boulevard, Kew Gardens site is a 0.180 acre site located in a residential and commercial area in the central portion of Queens in New York City. The site is on the west side of Queens Blvd. between 82nd Avenue and 82nd Road.

Site Features: The site currently contains a two-story commercial building with partial basement. The building contains four commercial units, which are occupied by a former dry cleaner, a vacant office, and two other vacant units. The building has a footprint of approximately 4,800 square feet which was built in 1951.

Current Zoning and Land Use: The site is currently inactive (vacant), and is zoned in a C4-4 district. The surrounding parcels are currently used for a combination of commercial, residential and governmental use, and utility right-of-ways.

Past Use of the Site: Portion of the site was used as a dry cleaner from 1986 until 2015. Past use of the site was mainly commercial and office use. Prior to the site's entry into the BCP, a Phase I investigation, limited subsurface (only soil) and soil vapor investigations were conducted.

Site Geology and Hydrogeology: Subsurface soil beneath the site consists of orange fine sand and silt down to approximately 9 feet in depth. After that depth a gray to black layer of silty clay was encountered. Groundwater elevations at the site are not available, but the depth to groundwater is expected to be approximately 60 feet below the surface.

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 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.

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(s) to help the public stay informed.

Queens Library at Richmond Hill
118-14 Hillside Avenue
Richmond Hill, NY 11418
Phone: (718) 849-7150

Queens Community Board 9
120-55 Queens Boulevard, Rm. 310A
Kew Gardens, NY 11424
Phone: 718-286-2686

Who to Contact

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

Project-Related Questions
Sadique Ahmed
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-9656
Email: sadique.ahmed@dec.ny.gov

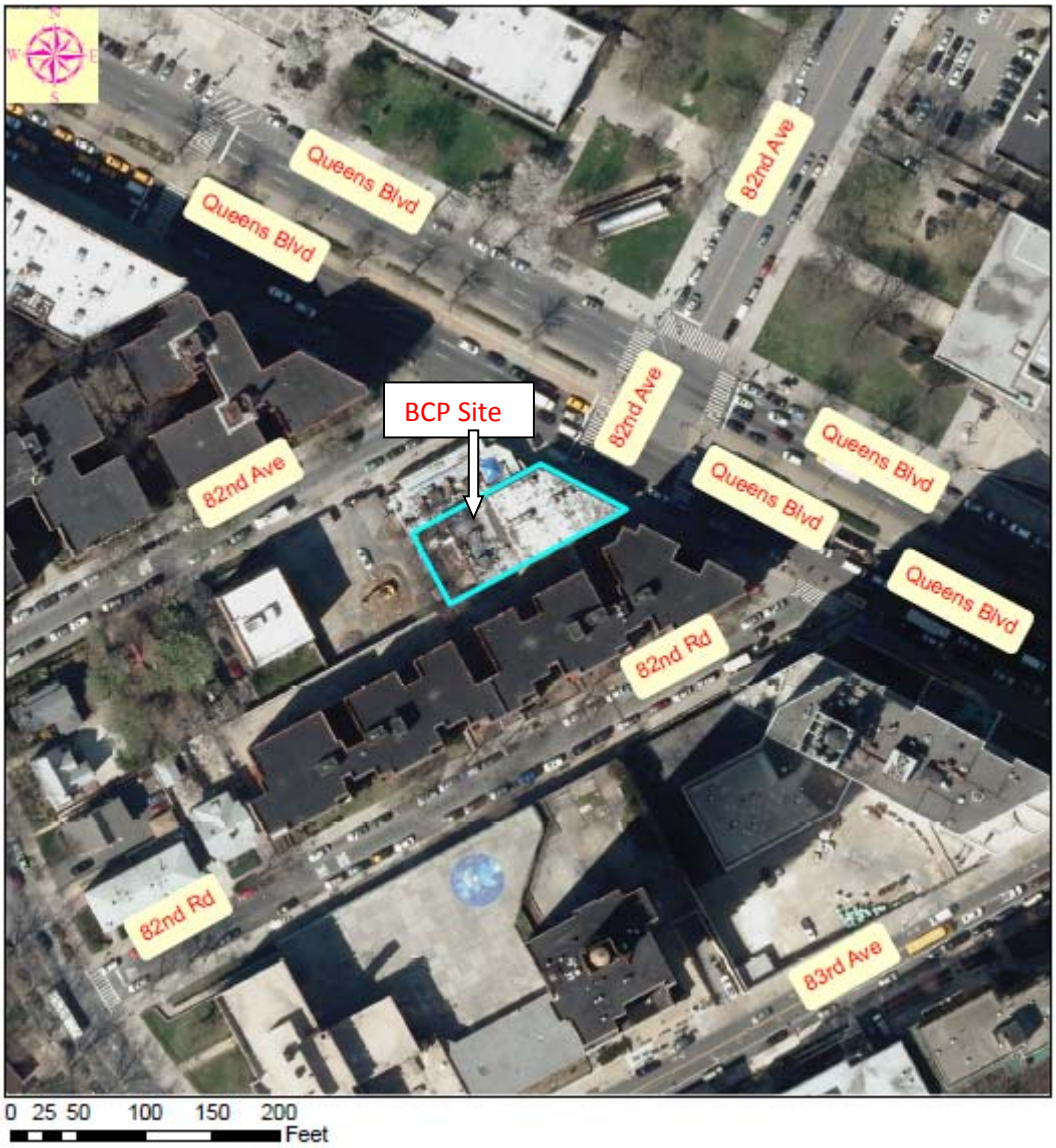
Site-Related Health Questions
Kiran Mall
New York State Department of Health
Empire State Plaza Corning Tower, Room 1787
Albany, NY 12237
Tel: 518 402 7860
Email: BEEI@health.ny.gov

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.

Site location Map