



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

124-22 Queens Boulevard,
Kew Gardens
124-22 Queens Boulevard
Kew Gardens, NY 11415

June 2019

SITE No. C241177
NYSDEC REGION 2

Where to Find Information:

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

Document Repository Name

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

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

Who to Contact:

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

Project-Related Questions

Sadique Ahmed, Project Manager
NYSDEC
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
(518) 402-9767
sadique.ahmed@dec.ny.gov

Project-Related Health Questions

Angela Martin
NYSDOH
Corning Tower, Rm 1787
Albany, NY 12237
(518) 402-7860
beej@health.ny.gov

For more information about 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), in consultation with the New York State Department of Health (NYSDOH), to address contamination related to the 124-22 Queens Boulevard, Kew Gardens Site ("site") located at 124-22 Queens Boulevard, Kew Gardens, NY. Please see the map for the site location. Documents related to the cleanup of this site can be found at the locations identified to the left 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 the nature of the existing contaminants identified at the site; the potential for off-site migration of contaminants in the groundwater; and the potential for human exposure to site-related contaminants via soil vapors.

How to Comment: NYSDEC is accepting written comments about the proposed plan for 45 days, from **June 19 through August 3, 2019**. The proposed plan is available for public review at the locations identified at left under "Where to Find Information." Please submit comments to the NYSDEC project manager listed under Project-Related Questions in the "Who to Contact" area at left.

Draft Remedial Work Plan: Although the development is ongoing, provisions are in place to remediate and mitigate contamination under the building. The proposed Restricted Residential Use remedy consists of:

- Excavating and disposing off-site contaminated soil to about 13 feet below surface grade from two locations; one from the western portion of the site, and from the northeastern portion of the site;
- Installation of a site cover to allow for restricted residential use of the site which includes pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs;
- In-situ chemical oxidation will be implemented to treat tetrachloroethylene (PCE) contamination in soil and groundwater. A chemical oxidant will be injected into the subsurface to destroy the source of PCE contaminants, located in the west and southwest portions of the site;
- Collecting and analyzing end-point soil samples and post-remedial groundwater samples to evaluate the effectiveness of the remedy;

BROWNFIELD CLEANUP PROGRAM

- Installation of a Sub-Slab Depressurization System (SSDS), or other acceptable measure, to mitigate the potential migration of vapors into the building from soil and/or groundwater;
- Implementation of a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- A Site Management Plan (SMP) would also be required for long term maintenance of the remedial systems; and
- Recording of an Environmental Easement to ensure proper use of the site.

The proposed remedy was developed by Luciano, LLC (“applicant”) 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 to the Department and is also available for review at the locations identified above under “Where to Find Information”.

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 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.

Site Description: The site is on the west side of Queens Blvd. between 82nd Avenue and 82nd Road with an area of 0.180 acres. The site had a two-story commercial building with a partial basement that was demolished in 2017. The building had four commercial units, one of which had been occupied by a dry cleaner. The building had a footprint of approximately 4,800 square feet and was built in 1951.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC’s Environmental Site Remediation Database (by entering the Site ID, C241177) at:

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

Summary of the Investigation: The primary contaminants of concern at this site are chlorinated volatile organic

compounds, including tetrachloroethylene (PCE) and its breakdown products trichloroethylene (TCE), dichloroethene (DCE) and vinyl chloride (VC). The highest PCE concentration in soil (510 parts per million) was detected in a sample collected at a depth of 16 to 18 feet below grade surface. PCE and its associated degradation products were also found in groundwater throughout the site in excess of groundwater standards. Eight soil vapor samples were collected and analyzed during the remedial investigation. PCE was detected in all soil vapor samples at concentrations ranging from 430 to 250,000 micrograms per cubic meter ($\mu\text{g}/\text{m}^3$).

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 NYSDEC 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>

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

Site Location Map



feet 200