



# FACT SHEET

## Brownfield Cleanup Program

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**Site Name:** POP Displays Manufacturing Site  
**DEC Site #:** C241181  
**Address:** 30-80 12<sup>th</sup> Street and 30-77 Vernon Boulevard,  
Astoria, NY 11102

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 POP Displays Manufacturing site ("site") 30-80 12<sup>th</sup> Street and 30-77 Vernon Boulevard, 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 below under "Where to Find Information."

The cleanup activities will be performed and funded by 11-12 30<sup>th</sup> Drive 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.

Based on the findings of the investigation, NYSDEC, in consultation with the New York State Department of Health (NYSDOH) has determined that the site does not pose a significant threat.

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=C241181>

#### How to Comment

NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **May 1, 2017** through **June 15, 2017**. 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.

Based upon the remedial investigation, the Department has decided that neither a soil or groundwater remedy are required for this site. However, an underground storage tank (UST) located in the southern area of the site must be removed. Samples collected during the remedial investigation did not show that the tank has leaked any contents. It is expected that about 80 cubic yards of soil will also be removed from the site during the tank removal. If contaminated soil is encountered during the tank removal, the excavation will be expanded until unrestricted use soil cleanup objectives (UUSCO) are met. Endpoint soil samples will be collected to confirm that UUSCOs have been met.

An E-Designation was declared for this site, which is a New York City zoning map designation that provides notice of potential Hazardous Materials Contamination, Window/Wall Noise Attenuation, or Air Quality impacts. E-Designations are established on the Zoning Map by the Department of City Planning (DCP) and City Council as a part of a zoning change/action. Since this site has a New York City E-designation, installation of a vapor barrier is required by New York City as part of building construction. To comply with this requirement, a soil vapor barrier will be installed as an element of building construction and will satisfy the need for a post-remediation soil vapor evaluation of the building.

### *Summary of the Investigation*

A Remedial Investigation (RI) was conducted from July 2016 through November 2016. The investigation consisted of environmental sampling and field observations to assess the impact contamination may have to public health and the environment by defining the nature and extent of contamination in soil, groundwater, and soil vapor. This information was used to develop the remedial action work plan.

The RI found the following contamination:

**Soil:** One soil sample located at the southern boundary of the site indicated acetone was present above the unrestricted use soil cleanup objective (SCO) of 0.05 parts per million (ppm), at 0.0672 ppm. Selenium was also detected above the unrestricted use SCO of 3.9 ppm in one sample, at 4.21 ppm in the northwestern portion of the site. Semi-volatile organic compounds (SVOCs) and polychlorinated byphenyls (PCBs) were not detected above unrestricted use SCOs. Off-site samples were not collected during investigation activities.

**Groundwater:** No volatile organic compounds (VOCs) were detected in groundwater exceeding Class GA groundwater standards. Methyl tertiary butyl ether (MTBE) was detected in samples from eight monitoring wells, the maximum detection of this contaminant was 5 micrograms per liter (ug/L). Toluene was also detected at 0.37 ug/L in the northwestern section of the site. Trichloroethene (TCE), cis-dichloroethene (cis-DCE), 1,1-dichloroethane (1,1-DCE), and chloroform were detected between 0.22 ug/L and 0.85 ug/L in the northwestern portion of the site as well. Off-site samples were not collected during investigation activities.

**Soil Vapor:** Sub slab soil vapor samples collected showed VOC contamination in the southern portion of the site. Tetrachloroethene (PCE) was detected at concentrations up to 321 micrograms per meter cubed (ug/m<sup>3</sup>), collected from the 31st Avenue sidewalk. TCE

was detected at concentrations up to 15 ug/m<sup>3</sup>, collected from the southeastern portion of the site. Limited off-site sampling was conducted on the 31st Avenue sidewalk.

### **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**

#### Site Location:

The site is about 2.75 acres and located in an urban area characterized by residential, commercial, retail, and light industrial development. The site is located between 30th Drive to the northeast, 12th Street to the southeast, 31st Avenue to the southwest and Vernon Boulevard to the northwest.

#### Site Features:

There was a one-story and a two-story commercial building on the northern portion of the site (built circa 1962), a one-story warehouse building (built circa 1936), and a concrete-paved parking lot associated with the warehouse. The structures located along 30th Drive were demolished prior to the start of investigation activities. The warehouse located on 31st Avenue is still occupied.

#### Current Zoning and Land Use:

The site is situated in R7a and R6, general residence districts, with a C1-3 local retail district overlay. On March 25, 2010, an "E" designation was declared for the site, which is a zoning map designation that provides notice of potential hazardous materials contamination. The southern portion of the site is currently used by an advertising display company while the remaining area of the site is vacant.

#### Past Use of the Site:

From 1939 to 1970, General Motor Corporation's Parts Division operated on a portion of the site while the other portion of the site was occupied by Japanese food distributors. From 1983 to 2005, the site was occupied by POP Displays, Inc., a display manufacturer. Hazardous waste streams formerly generated at this on-site facility included spent non-halogenated solvents and non-listed ignitable wastes from the mid-1980's to the early 2000's. Several notices of violations for unreported issues were identified for this facility in 1985, 1989, and 1990. There were two unregistered above-ground storage tanks (ASTs) on the site that have since been removed, and a permit was applied to install a new paint spray/drying booth and to install a new fuel oil storage tank to be used for a drying cycle for POP Displays in 1995. The exact status of the work performed on the paint spraying/drying booth and fuel oil storage tank is unknown. Various other industrial uses also took place at the site.

#### Site Geology and Hydrogeology:

The bedrock is present throughout the site at varying depths ranging from 30 to 68 feet below grade. In general, bedrock was encountered at deeper depths in the eastern portion of the site. The site is about 10 feet above mean sea level. There are no surface water bodies or streams on or adjacent to the site, and the closest open surface water to the site is the East River, which is about 100 feet west.

The remedial investigation concluded groundwater flows across the site is in a westerly direction. The average depth to groundwater is 15 feet below grade and the range in depth is 13 to 18 feet below ground surface (bgs) across 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 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 Astoria Library  
14-01 Astoria Boulevard  
Long Island City, NY 11102  
Phone: 718-278-2220

Queens Community Board 1  
Attn: Florence Koulouris  
45-02 Ditmars Boulevard  
LL Suite 1025  
Astoria, NY 11105  
Phone: 718-626-1021

### Who to Contact

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

#### Project-Related Questions

Caroline Eigenbrodt  
New York State Department of  
Environmental Conservation  
625 Broadway Albany, NY 12233  
Phone: (518) 402-9621  
Email: [caroline.eigenbrodt@dec.ny.gov](mailto:caroline.eigenbrodt@dec.ny.gov)

#### Site-Related Health Questions

Wendy Kuehner  
New York State Department of Health  
Empire State Plaza  
Corning Tower, Room 1787  
Albany, NY 12237  
Phone: (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.

## Site Location

