



<h1>FACT SHEET</h1>	<h2>Brownfield Cleanup Program</h2>
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Site Name: 131-05 & 131-15 Fowler Avenue
DEC Site #: C241161
Address: 131-05 & 131-15 Fowler Avenue
 Flushing, NY 11355

Have questions?
See
"Who to Contact"
Below

Remedial Investigation Complete and 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 131-05 & 131-15 Fowler Avenue site ("site") located at 131-05 & 131-15 Fowler Avenue, Flushing, 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 131-05 Holding 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.

NYSDEC is reviewing the "Remedial Investigation Report" that was submitted by the applicant's consultant, YU & Associates Engineers, P.C. The report describes the results of the site investigation and recommends development of a remedy to address the contamination that was found. Based on the findings of the Remedial 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 due to elevated concentrations of contaminants in groundwater and soil. A brief summary of the investigation is provided below.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfm/external/derexternal/haz/details.cfm?pageid=3&progno=C241161>

How to Comment

NYSDEC is accepting written comments about the proposed plan for 45 days, from **August 14, 2015** through **September 28, 2015**. The draft Remedial Action Work Plan (RAWP) 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.

The elements of the selected remedy consist of:

1. Excavation and off-site disposal of contaminated soil characterized as above Unrestricted Use Soil Cleanup Objectives (UUSCOs) to achieve a Track 1 remediation. The excavation includes removal of approximately 9,180 cubic yards of contaminated soil to a maximum depth of 20 feet below ground surface (bgs) as shown on the attached figure;
2. During excavation, any Underground Storage Tank (UST) and other possible sources of contamination will be removed;
3. Clean fill meeting may be brought in to complete backfilling of the excavation and establish the designed grades at the site;
4. Short-term groundwater in-situ chemical reduction treatment will be used to treat chlorinated volatile organic compounds contamination in site groundwater; and
5. Collect “endpoint” samples after excavation to evaluate the effectiveness of the remedy.

If a Track 1 cleanup cannot be achieved at the site, a Track 4 cleanup will be implemented at the site, which consists of items 1-5, above, plus installation of a composite cover system consisting of a concrete building slab, a Site Management Plan (SMP) for long-term maintenance of the engineering controls, and an Environmental Easement file for the site to ensure implementation of the SMP and allowing the use and development of the controlled property for restricted-residential, commercial or industrial uses. Also, a vapor mitigation system will be incorporated into the construction of the foundation to prevent vapor intrusion from residual soil vapor and groundwater contamination. Vapor mitigation will be accomplished by the ventilation of the proposed basement parking garage.

The proposed remedy was developed by 131-05 Holding LLC ("applicant(s)") after performing a detailed investigation of the site under New York's Brownfield Cleanup Program (BCP).

Summary of the Investigation

The following investigations were performed at this site: Phase I Environmental Assessment by M.D. London Associates, LLC in April 2007, Phase I Environmental Site Assessment by NOVA Consulting Group, Inc. in May 2013, Phase II Investigation by Whitestone Associates, Inc. in October 2013, Phase I Environmental Site Assessment by YU & Associates Engineers, P.C., and the Remedial Investigation by YU & Associates Engineers, P.C. in January 2015 – July 2015.

The primary contaminants of concern at the site include some metals, Semi-Volatile Organic Compounds (SVOCs) (specifically Polycyclic Aromatic Hydrocarbons [PAHs]), Polychlorinated Biphenyls (PCBs), and Chlorinated Volatile Organic Compounds (CVOCs). Analytical results from soils sampling reported metals (e.g., barium, copper, lead and vanadium) and PAHs above Unrestricted Use Soil Cleanup Objectives (SCOs). PCBs and CVOCs (e.g., trichloroethene) were noted above Unrestricted Use SCOs and/or Protection of Groundwater SCOs. The metals and PAHs are present in the shallow soils (0-4 feet below

ground surface [bgs]). The CVOCs and PCBs are present at shallow soils and deeper soils near or below the water table (16-24 feet bgs). The PAHs and metals contamination in soils is likely related to the presence of historic fill, while the PCBs and CVOCs are related to past site use.

Groundwater sampling indicates total metals, PCBs, PAHS and CVOCs contamination above Class GA groundwater standard. Some PAHs and metals were found in relative low levels in groundwater and are likely related to the presence of historic fill.

Elevated levels of CVOCs (e.g., trichloroethene and tetrachloroethene) were detected in soil vapor. This contaminants could potentially impact the indoor air in the buildings thought soil vapor intrusion.

Next Steps

NYSDEC will consider public comments, revise the plan as necessary, and issue a final Decision Document. New York State Department of Health (NYSDOH) must concur with the proposed remedy. After approval, the proposed remedy becomes the selected remedy. The draft Remedial Work Plan and Proposed Decision Document are 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.

Background

Location:

This is located at 131-05 and 131-15 Fowler Avenue in the Flushing section of Queens, on Block 5076 Lot 31.

Site Features:

The site consists of approximately 0.53 acres. The site is improved with two connected single-story concrete block buildings with basements. Concrete walkways are located adjacent to the north, south and east of the buildings. The vicinity of the subject site is surrounded by recreational, residential and commercial properties. Current uses of adjoining properties include retail facilities to the north; a mixed use of commercial and residential building to the east; recreational facilities to the south; and a retail factory and metal working facility to the west.

Current Zoning/Uses:

The site is in C2-6A districts which are commercial districts that are predominantly residential in character. The site is proposed for mixed-use residential and commercial.

Historical Uses:

The subject site was initially developed in at least the late 1800s and utilized as a residence through at least the 1930s. The existing buildings were constructed by 1950s after which the site was utilized as an electronics manufacturer. Specifically, the site was occupied by Radio Filter which manufactured radio frequency interface filters from the building construction through the 1980s. In 2000, 131-15 Fowler Ave was occupied by a dental

laboratory. The buildings were occupied by furniture outlets (western building) and sewing factory (eastern building) through December 2014. The western building was vacated in December 2014 and the eastern building in June 2015.

Site Geology and Hydrogeology:

Based on soil collected by continuous sampling and geotechnical investigation activities, the site is underlain by fill material consisting of yellowish-brown to grey, coarse to fine sand with varying amounts of silt and gravel and occasional brick fragments extending to a depth of approximately 10 feet below existing grade. Beneath the existing fill materials, native soils consisting of yellowish-brown, coarse to fine sand with variable amounts of gravel, silt and clay were encountered to depths ranging between 65 to 70 feet below existing site grade. Beneath the sand, a natural massive clay stratum that generally consisted of brown clay with trace amounts of fines was encountered at a depth of approximately 95 feet below the existing grade. Bedrock was not encountered during the investigation, which extended to a maximum depth of approximately 102 feet below existing grade.

Groundwater was encountered throughout the site at depths ranging between 18 feet bgs and 20 feet bgs. The site topography is generally level. Surface water drainage is expected to flow into storm water drains located in the Site loading dock and adjacent street. The groundwater flow direction is generally toward the southeast.

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 location(s) to help the public stay informed.

Queens Public Library
Attn: Donna Ciampa-Lauria
41-17 Main Street
Flushing, NY 11355

NYSDEC - Region 2
47-40 21st Street
Long Island City, NY 11101
phone: 718-482-4599
NYSDEC - Region 2
47-40 21st Street

Who to Contact

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

Project-Related Questions

Javier Perez-Maldonado
NYS Dept. of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
Tel: 518-402-8172
Email: javier.perez-maldonado@dec.ny.gov

Site-Related Health Questions

Christopher M. Doroski
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

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.

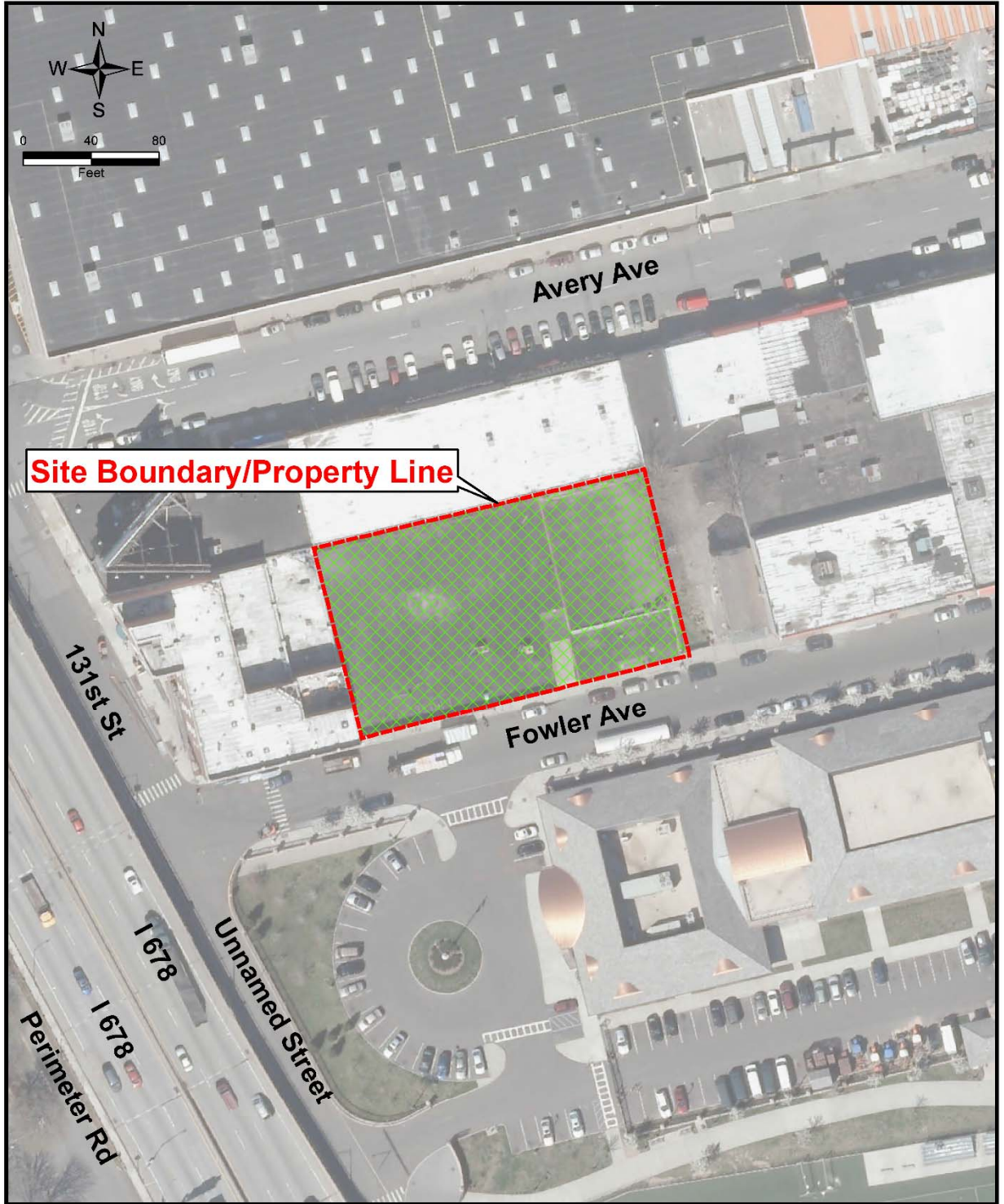
Receive Site Fact Sheets by Email

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.



Legend

- Property Line
- Excavation Area

Figure 1
Site Map

131-05 & 131-15 Fowler Avenue
Flushing, Queens County
Site No. C241161