NEW YORK STATE | Department of Environmental Conservation

November 2016

FACT SHEET

Brownfield Cleanup Program

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

Site Name: One Flushing
DEC Site #: C241185
Address: 133-55 41st Avenue
Flushing, NY 11355

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 One Flushing site ("site") at 133-55 41st Avenue in Flushing, Queens. Please see the map for the site location. Documents related to the cleanup of this site can be found at the location identified below under "Where to Find Information."

The cleanup activities will be performed and funded by One Flushing MM 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.
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=C241185

How to Comment
NYSDEC is accepting written comments about the proposed cleanup plan for 45 days, from **November 1 through December 16, 2016**. The draft Remedial Work Plan (RWP) containing the proposed site remedy is available for public review at the location 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 proposed remedy consists of:

- Excavation and offsite disposal of approximately 16,000 cubic yards of soil exceeding Unrestricted Use Soil Cleanup Objectives (UUSCOs) over the entire site.
- The removal of all soil acting as a source of contamination to groundwater is expected to provide the elimination or bulk reduction of groundwater contamination in the petroleum source area. As a proactive measure to address potential residual impacts to groundwater, in situ treatment via chemical oxidation will be implemented by applying oxidant directly in the bottom of the petroleum source area excavation. Groundwater monitoring downgradient of the former source area will document post remediation groundwater quality.

- A post-construction soil vapor intrusion evaluation will be conducted following redevelopment.

The proposed remedy provides the protection to public health and the environment because it will remove all on-site contamination in soil and thereby eliminate potential exposure pathways and potential off-site impacts.

Summary of the Investigation

Soil:

Petroleum-related contaminants; benzene at a maximum concentration of 5.8 parts per million (ppm), toluene (130 ppm), ethylbenzene (180 ppm), xylene (1,000 ppm) and trimethylbenzene (750 ppm) were encountered above Restricted Residential Soil Cleanup Objectives (RRSCOs) and protection of groundwater standards in soil in and around the former location of a gasoline station underground storage tank (UST) to a depth to at least 23 feet below grade. Lead (550 ppm) and mercury (2.2 ppm) were detected above RRSCOs in the site-wide fill that covers the property to a depth of 10 feet.

Groundwater:

The sample from a well at the upgradient (east) end of the site was found to contain low concentrations of chlorinated volatile organic compounds (VOCs) including tetrachloroethene (PCE) (12 ppb), trichloroethene (TCE) (6.4 ppb), and dichloroethene (DCE) (25 ppb). The sample from a well installed at the former service station location contained low concentrations of the same hydrocarbon compounds detected in soil: toluene (13 parts per billion (ppb)), ethylbenzene (8.8 ppb), xylene (50 ppb) and trimethylbenzene (12 ppb).

Soil Vapor:

A variety of hydrocarbon compounds were detected at low concentrations in all samples. Of the seven soil vapor locations, PCE (121 micrograms per cubic meter ($\mu g/m^3$)), TCE (120 $\mu g/m^3$) and DCE (206 $\mu g/m^3$) were detected in one location that was in proximity of the groundwater well impacted by the same volatile organic compounds. Because these compounds were not detected in any on-site soils and were only found in groundwater and soil vapor near the upgradient side of the site, the source appears to be off-site.

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 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

The proposed One Flushing Site is located in an urban area at 133-55 41st Avenue in Flushing,

Queens County. The Port Washington branch of the Long Island Rail Road (LIRR) is located immediately to the north of the site.

Site Features:
The site is currently being used as a municipal parking lot called Flushing Municipal Lot 3, which encompasses 43,200 square feet and consists of 156 parking spaces.

Current Zoning and Land Use:
Zoning for the site is Commercial Use Allowed (C4-2). C4 districts are mapped in regional commercial centers, such as Flushing in Queens that are located outside of the central business districts. C4-2 areas are mapped in more densely built areas. The surrounding properties are currently used for a combination of commercial and high density residential housing. The nearest residential area is 45 feet southeast on 41st Avenue.

Past Use of the Site:
The site was developed as early as 1886 with dwellings and a railroad depot. From 1886 until at least 1970 residential dwellings were present at the site. An auto repair garage, with a gasoline tank, was located on the site from 1939 to at least 1962. The current parking lot has been present since at least 1980.

Site Geology and Hydrogeology:
The site is approximately 30 feet above mean sea level (msl) and the surrounding area slopes gently west-northwest towards Flushing Creek. The subsurface geologic units in Queens County consist of sequences of unconsolidated sediments that are underlain by crystalline bedrock and overlain by mostly glacial upper deposits. The two major hydrogeologic units in the area of the site are general types of glacial deposits that consist of poorly sorted mixtures of clay, silt, sand, gravel, and boulders. The average depth to groundwater is 10 to 16 feet below grade. Groundwater flow is west-northwest towards Flushing Creek.

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 Public Library – Flushing
41-17 Main Street
Flushing, NY 11355
718-990-0728

Queens Community Board 7
133-32 41st Road - Room 3B
Flushing, N.Y. 11355
718-359-2800
email: qn07@cb.nyc.gov

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

Project-Related Questions
Michael MacCabe
NYS Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7016
518-402-9687
michael.maccabe@dec.ny.gov

Site-Related Health Questions
Eamonn O'Neil
New York State Department of Health
Empire State Plaza
Corning Tower, Room 1787
Albany, NY 12237
518-402-7860
beei@health.ny.gov

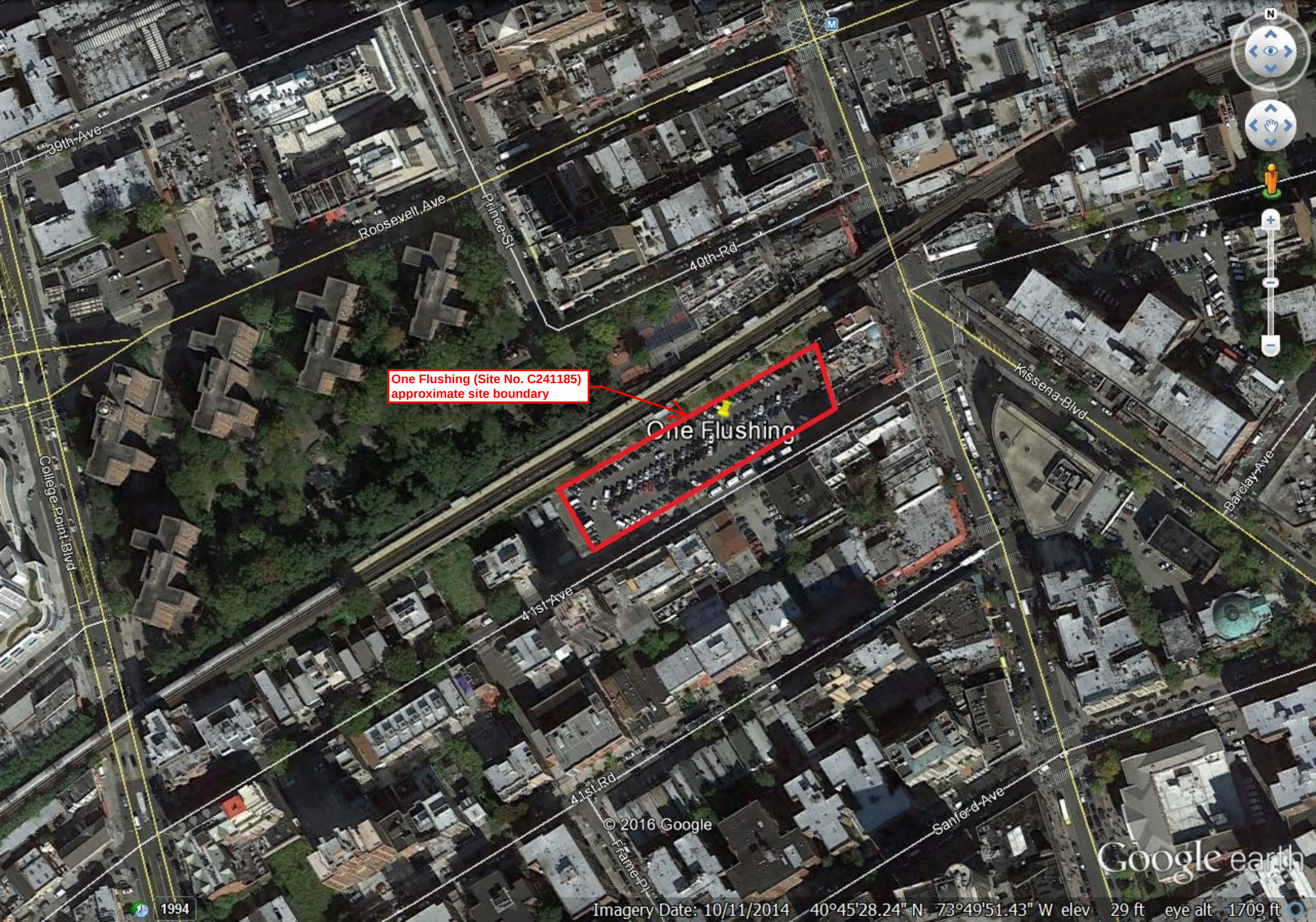
We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

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.


One Flushing (Site No. C241185)
approximate site boundary
One Flushing
39th Ave
Roosevelt Ave
Prince St
40th Rd
Kissena Blvd
College Point Blvd
41st Ave
41st Rd
Frame Pl
Sanford Ave
Barclay Ave
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Imagery Date: 10/11/2014 40°45'28.24" N 73°49'51.43" W elev 29 ft eye alt 1709 ft