

(Fact Sheet Begins Next)

Act Now to Continue Receiving Information About This Site!

DEC's Division of Environmental Remediation (DER) now distributes information about contaminated sites *electronically by email*.

If you would like to continue to receive information about the contaminated site featured in this fact sheet:

You must sign up for the DER email listserv:

www.dec.ny.gov/chemical/61092.html

DER cannot register your email address - only the email address owner can do so. If you already have signed up for the listserv for the county in which the site is located, you need do nothing.



Why You Should Go “Paperless”:

- Get site information faster and share it easily;
- Receive information about all sites in a chosen county - read what you want, delete the rest;
- It helps the environment and stretches your tax dollars.

If “paperless” is not an option for you, call or write to the DER project manager identified in this fact sheet. Indicate that you need to receive paper copies of fact sheets through the Postal Service. Include the site name in your correspondence. The option to receive paper is available to individuals only. Groups, organizations, businesses, and government entities are assumed to have email access.



Department of
Environmental
Conservation

FACT SHEET

Brownfield Cleanup Program

Far Rockaway Project

20-02 Mott Avenue

Far Rockaway, NY 11691

SITE No. C241224

NYSDEC REGION 2

March 2019

Remedy Proposed for Brownfield Site Contamination; Public Comment Period Announced

Where to Find Information:

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

Queens Public Library - Far Rockaway Branch

1637 Central Avenue
Far Rockaway, NY 11691
(718) 327-2549

Queens Community Board 14

1931 Mott Avenue, Room 311
Far Rockaway, NY 11691
(718) 471-7300

Who to Contact:

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

Project-Related Questions

Christopher Allan, Project Manager
NYSDEC

4740 21st St, Long Island City, NY 11101

Tel: (718) 482-4065

Email: Christopher.Allan@dec.ny.gov

Project-Related Health Questions

Melissa Doroski, MPH
NYSDOH

Empire State Plaza
Corning Tower Room 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

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 Far Rockaway Project site ("site") located at 20-02 Mott Avenue, Far Rockaway, 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 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 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 **March 28 through May 11, 2019**. The proposed plan is available for public review at the location(s) 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: The proposed Unrestricted Use remedy consists of:

- Excavation and off-site disposal of contaminated soil to 7 feet below surface grade across the majority of the site and to 15 feet below grade in the northern portion of the site to achieve the Unrestricted Use soil cleanup objectives (SCOs);
- Collecting and analyzing end-point soil samples to evaluate the effectiveness of the remedy;
- Importing clean material that meets the established SCOs for use as backfill;
- Implementing a Health and Safety Plan (HASP) and Community Air Monitoring Plan (CAMP) during all ground intrusive activities;
- If an Unrestricted Use cleanup is not achieved, implementing a Site Management Plan (SMP) for long term maintenance of the remedial systems.
- If an Unrestricted Use cleanup is not achieved, recording of an Environmental Easement to ensure proper use of the site may be necessary.

The proposed remedy was developed by Redfern FRP LLC, FRV Phase 1 Moderate LLC, FRV Phase 1 LIHTC LLC, FRV Phase I Commercial LLC ("applicant(s)") after performing a detailed investigation of the site under New

BROWNFIELD CLEANUP PROGRAM

York's Brownfield Cleanup Program (BCP). A "Phase II Environmental Site Assessment", which describes the results of the site investigation was submitted and is also available for review at the locations identified on Page 1.

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(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.

Site Description: The site is 4.06-acres and located on Mott Avenue between Redfern Avenue to the west and Central Avenue to the east. The site is currently occupied by a vacant shopping center and the associated asphalt-paved parking lot. The shopping plaza was previously occupied by a supermarket, a drug store, a taxi service and a dry cleaner, among other tenants.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's Environmental Site Remediation Database (by entering the Site ID, C241224) at:

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

Summary of the Investigation: The primary contaminants of concern at the site are semi-volatile organic compounds (SVOCs), pesticides, polychlorinated biphenyls (PCBs) and metals which are present site-wide in soil. In addition, volatile organic compounds (VOCs) are present in soil vapor, indoor air and soil in the area of the former dry cleaner.

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

